



REMAX
Property

Muir Road, Bathgate, EH48 2QQ
Offers Over £349,000



Derrick Mooney & REMAX Property welcomes you to this gorgeous 4 or 5 bedroom detached property, perfectly positioned in a sought after location. Step inside and you'll find a spacious, contemporary kitchen diner that's ideal for family meals or entertaining friends. The large lounge is bright and inviting, featuring a patio door that leads straight out to the decking area, creating a seamless flow. One of the highlights of this home is the stunning conservatory, offering beautiful south west views over the surrounding woodland. Each bedroom is generously sized, giving everyone plenty of space to make their own, and there's flexibility for a home office or guest room if you need it. The private driveway provides ample parking for you and your visitors, making life that little bit easier. This property combines the peace and privacy of a secluded plot with the convenience of being close to local amenities, schools, and transport links. If you're looking for a spacious, stylish home in a fantastic area, this one is definitely worth a look.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Bathgate is a premier West Lothian commuter town, offering an exceptional blend of historic charm and modern convenience. Located between Edinburgh and Glasgow, it provides direct rail access to both and excellent M8 motorway links. Known for its traditional town centre where you will find a range of shops, supermarkets, financial services, doctor surgery, dentists, bars, restaurants, leisure centre swimming pool, golf course, bowling club, tennis club and close distance distance to pre/primary and secondary schooling.

Lounge

13' 6" x 13' 4" (4.12m x 4.07m)

Generously proportioned lounge featuring attractive laminate flooring and patio doors opening onto the front decking area, providing plenty of natural light and a seamless connection to the outdoor space.

Kitchen Dining Room

26' 5" x 9' 9" (8.05m x 2.97m)

"Attractive Shaker-style kitchen fitted with a generous range of wall and base units, complemented by tiled flooring and ceiling spotlights. The kitchen features a double inset circular sink with mixer tap set into the worktop, a five-burner gas hob with extractor hood above, and an oven, creating a practical and stylish cooking space. Open to the dining area, which benefits from laminate flooring and provides access to the conservatory, making it an ideal space for both everyday family living and entertaining.

Utility Room

9' 8" x 5' 3" (2.95m x 1.59m)

Useful utility room with a window to the side and an external door providing access to the rear garden. Fitted with a range of wall and base units, a sink with mixer tap, and space for appliances.

Conservatory

17' 9" x 12' 9" (5.40m x 3.89m)

Modern and generously proportioned P-shaped conservatory featuring tiled flooring and flooded with natural light from multiple aspects. Enjoying delightful views over the south-west-facing rear garden and adjoining woodland, this versatile space provides an ideal setting for relaxation, dining, or entertaining throughout the year."

Family Room

18' 2" x 11' 2" (5.54m x 3.40m)

Second spacious family room featuring laminate flooring, neutral décor, and a window to the front elevation. This versatile space could also be used as a ground-floor bedroom and benefits from direct access to the bathroom.



Bathroom

8' 2" x 4' 8" (2.48m x 1.41m)

Spacious modern ground-floor bathroom fitted with tiled flooring and partially tiled walls, featuring a vanity unit with wash hand basin, designer radiator, and a shower enclosure with shower.

Double Bedroom

14' 7" x 10' 7" (4.44m x 3.22m)

Generous sized primary bedroom featuring modern laminate flooring, grey-painted walls, and a large built-in mirrored double wardrobe providing excellent storage. A front-facing window allows plenty of natural light.

Double Bedroom

10' 6" x 9' 7" (3.21m x 2.92m)

Large double bedroom featuring a soft plush carpet, neutral painted walls, and a front-facing window providing plenty of natural light. A built-in double cupboard offers excellent storage.

Bathroom

12' 1" x 6' 6" (3.69m x 1.99m)

Well-proportioned and stylish bathroom featuring contemporary floor tiling and partial wall tiling. The suite comprises a bath with shower enclosure and shower, complemented by a modern vanity unit incorporating a wash hand basin, creating a sleek and practical space.

Double Bedroom

10' 10" x 9' 10" (3.29m x 3.00m)

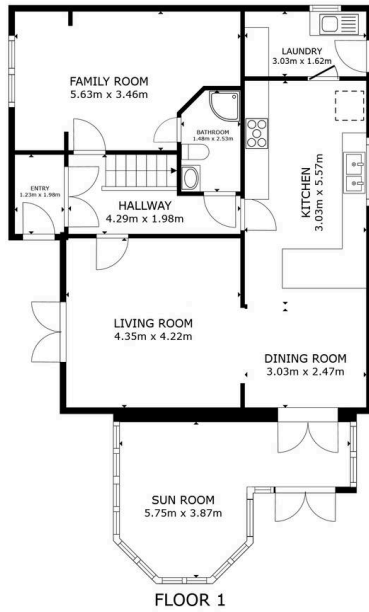
"Bright and spacious double bedroom featuring carpeted flooring and contemporary grey-painted walls. Dual-aspect windows to the rear and side elevations allow for an abundance of natural light.

Double Bedroom

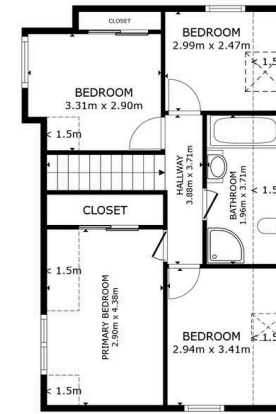
9' 10" x 8' 0" (2.99m x 2.43m)

Generous double bedroom with carpeted flooring, modern grey décor, and dual-aspect windows to the rear and side floods the room with natural light.





GROSS INTERNAL AREA
 FLOOR 1 98.5 m² FLOOR 2 48.1 m²
 EXCLUDED AREAS ; REDUCED HEADROOM 10.6 m²
 TOTAL : 146.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.