





11 Inchcross Drive

Bathgate

Nestled within the ever popular Inchcross Drive, Bathgate, this impressive detached family home immediately captures attention with its exceptional kerb appeal. Set back behind a generous private driveway and complemented by a detached garage, the property offers an attractive first impression while occupying a fantastic position within one of Bathgate's most sought after residential developments. Perfectly suited to families, the area is renowned for its excellent local schooling, nearby amenities, scenic walking routes and fantastic transport links, making it an ideal place to call home.

Offering significantly more internal living space than many comparable three bedroom homes currently available, this is a substantial property that has been thoughtfully designed with modern family living in mind.

Stepping through the front door, you're welcomed into a bright and spacious entrance hallway where the elegant curved staircase creates an immediate sense of character and space. The welcoming hallway sets the tone for the rest of the home, with a fantastic flow throughout.

The heart of the property is undoubtedly the impressive open plan lounge and dining room, stretching the full length of the home. Flooded with natural light from windows at the front and patio doors to the rear, this generous living space offers endless versatility. Soft grey carpeting and predominantly neutral décor create a calming backdrop, complemented by a tasteful teal feature wall that adds a subtle pop of colour while still allowing the room to remain a true blank canvas for its next owners. To the rear, there is ample space for a large family dining table, perfectly positioned beside the patio doors which open directly onto the south facing rear garden ideal for indoor outdoor entertaining throughout the warmer months.



Leading seamlessly from the dining area is the beautifully presented kitchen. Finished with sleek navy handleless cabinetry, striking copper effect accents and stylish herringbone inspired flooring, this contemporary space combines practicality with modern design. The kitchen continues effortlessly into the separate utility room, where the same high quality finishes are carried through, providing additional storage, laundry space and convenient external access via the side door.

Completing the ground floor is a practical WC, adding further convenience for both family life and visiting guests.

Upstairs, the generous proportions continue with three genuine double bedrooms, something rarely found in many three bedroom homes.

The principal bedroom enjoys a peaceful position overlooking the rear garden and benefits from a stylish en-suite shower room. Exceptionally spacious, there is ample room for additional freestanding furniture alongside the fitted mirrored sliding wardrobes, creating a superb principal suite.

Adjacent is a second generous double bedroom, also overlooking the rear garden and currently utilised as a dressing room and home office. Mirrored sliding wardrobes provide excellent built-in storage while the flexible layout offers endless possibilities.

The third double bedroom is positioned to the front of the property and is another fantastic sized room, complete with a substantial built in storage cupboard, making it equally well suited as a bedroom, nursery or additional workspace.

The family bathroom completes the upper accommodation and serves the remaining bedrooms perfectly.





Externally, the south facing rear garden has been thoughtfully designed for low maintenance living whilst offering an excellent level of privacy. Arranged over two levels, the garden features an elevated patio area, ideal for outdoor dining or enjoying the sunshine, before leading down to the main garden space. Not being directly overlooked by neighbouring properties, it offers a peaceful setting for relaxing or entertaining.

The detached garage provides excellent storage and secure parking, benefiting from both the main garage door and a practical side access door for everyday convenience.

Situated within the highly desirable Inchcross Drive development in Bathgate, the property enjoys easy access to highly regarded local schools, everyday amenities, parks and commuter links including Bathgate Train Station and the M8 motorway, making it an excellent choice for families and professionals alike.

Combining generous proportions, modern finishes, outstanding outdoor space and an exceptional location, this is a truly impressive family home that offers far more than the average three bedroom property. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Home Report Value- £310,000

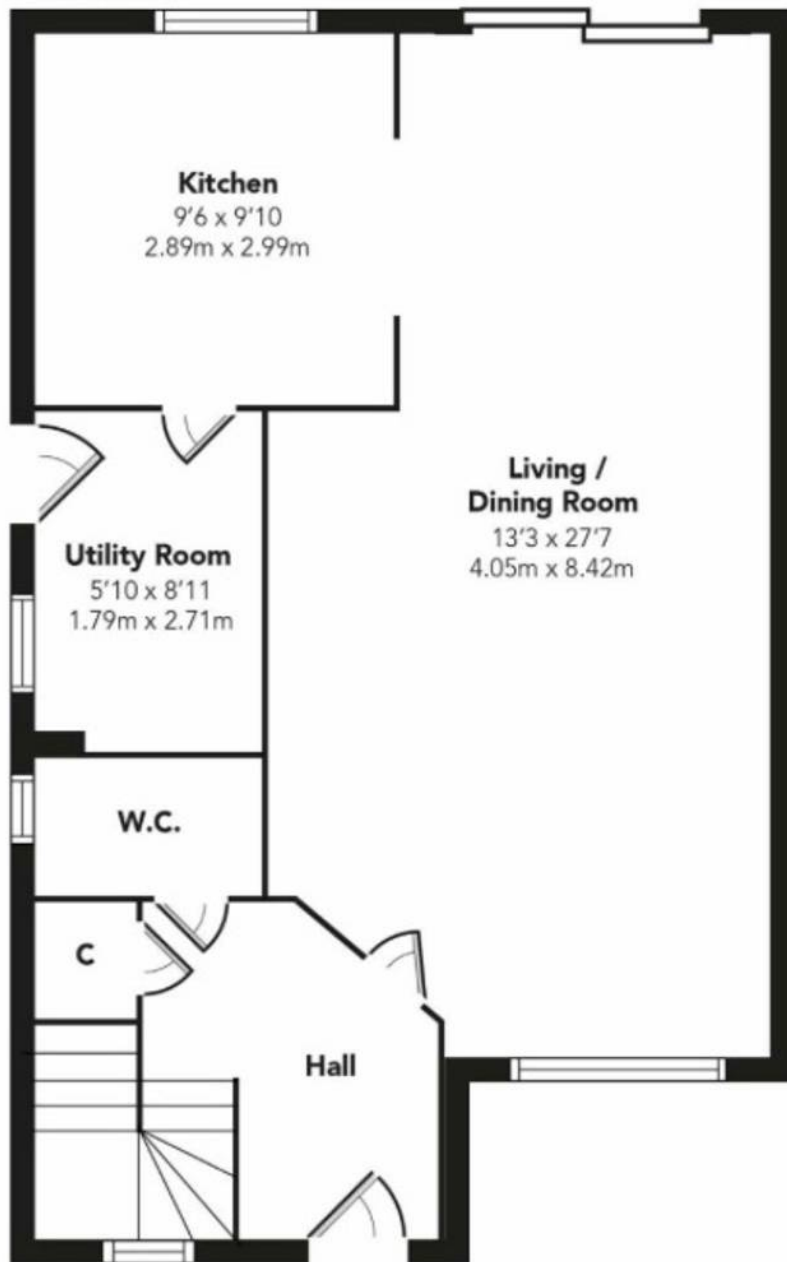
EPC - C

Council Tax Band - E

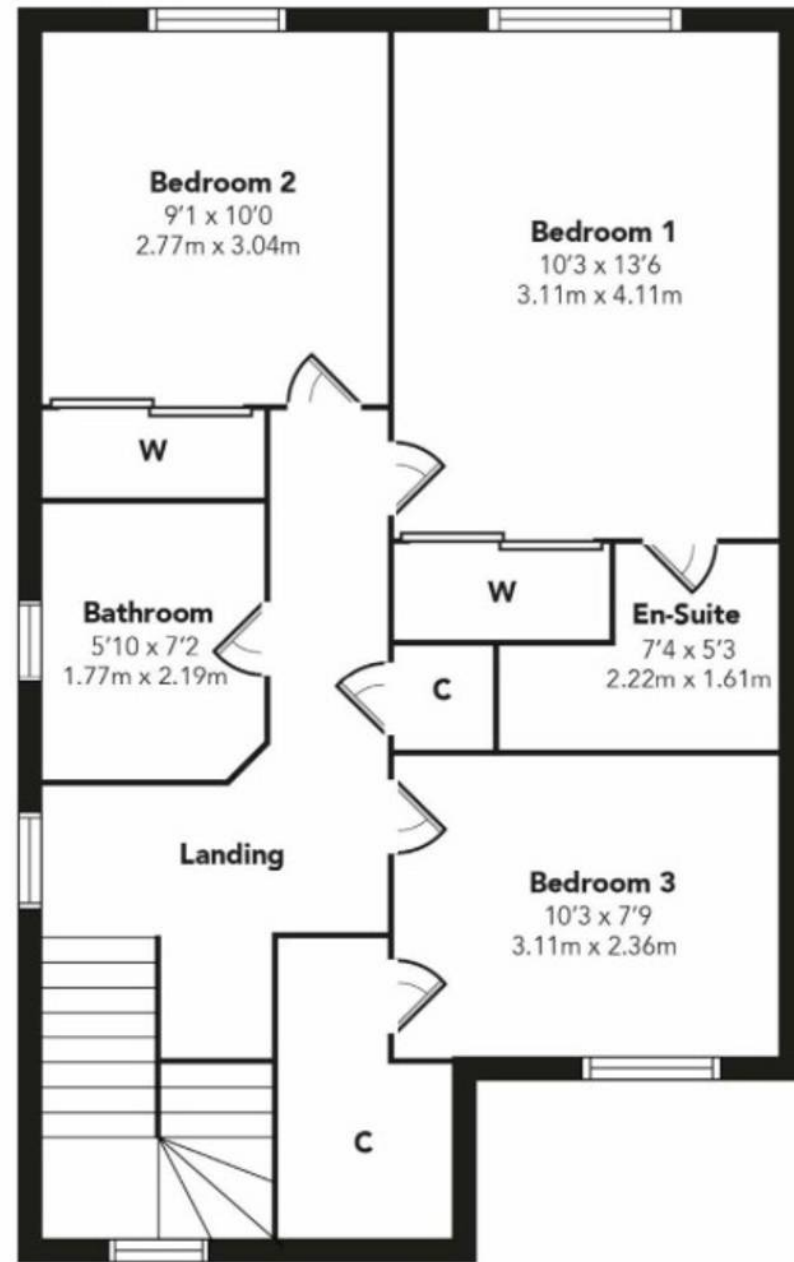
Square Ft- 1292 /120m²



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

