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Bughtknowes Drive, Bathgate, EH48 4DP

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Bughtknowes Drive, Bathgate



Situated within a peaceful cul-de-sac in a popular area of Bathgate, this spacious four-bedroom home offers generous and flexible accommodation, complemented by a private garden.

The ground floor features a welcoming lounge with a wood-burning stove, a fitted kitchen and an impressive sitting and dining room, providing an excellent space for everyday family life and entertaining, with direct access to the garden. A separate utility room, two well-proportioned bedrooms and a family bathroom complete this level.

Upstairs, there are two further double bedrooms, including a particularly generous second bedroom, and the master featuring an adjoining WC.

Outside, the private garden provides a pleasant setting for relaxing and entertaining. The property enjoys a quiet residential location, with Balbardie Primary School, Bathgate's amenities and the beautiful surrounding countryside all within easy reach.

What's special about this house

- Peacefully positioned within a quiet cul-de-sac in a popular residential area of Bathgate, offering a lovely setting for family life.
- Generous lounge featuring a wood-burning stove, creating a warm and welcoming space to relax and unwind.
- Impressive sitting and dining room offering an excellent amount of space for everyday living and entertaining, with direct access to the garden.
- Fitted kitchen complemented by a separate utility room, providing additional practicality for busy family life.
- Four well-proportioned bedrooms arranged across two levels, offering flexible accommodation to suit a variety of needs.
- Private garden enjoying a pleasant southerly outlook, providing a lovely outdoor space for relaxing, dining and entertaining.
- Desirable semi-rural setting with convenient access to Balbardie Primary School, the Bathgate Hills and Petershill Nature Reserve, while remaining within easy reach of Bathgate's amenities.



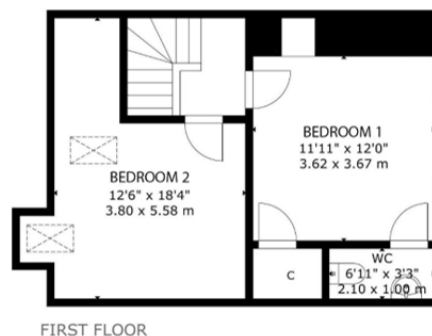
Location and Amenities

- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (28 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 13 miles away.
- Scenic green spaces on the doorstep including Burgh Muir Park and Garden, Balbardie Park of Peace, Beecraigs and Polkemmet Country Parks.
- Near to excellent recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).

Extras

All floor coverings, blinds, curtains, oven/hob, wood-burning stove, fitted wardrobe in master bedroom, dishwasher, fridge, freezer, garden hut and greenhouse are included.

Home Report valuation	£230,000
Internal floor area	118m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band C
EPC Rating	Band C
Train station	Bathgate



Dimensions

Ground Floor

Lounge	5.17 x 3.56m
Kitchen	3.14 x 2.42m
Sitting/Dining Room	3.34 x 7.44m
Utility	2.11 x 1.63m
Bedroom 3	3.18 x 3.14m
Bedroom 4	3.18 x 2.49m
Bathroom	1.81 x 2.04m

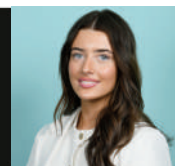
First Floor

Bedroom 1	3.62 x 3.67m
WC	2.10 x 1.00m
Bedroom 2	3.80 x 5.58m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.