



## 25 Brown Crescent

Bathgate, EH48 2XF

Fixed Price £340,000



Welcome to this beautifully presented 4 bed detached family home, set within a peaceful position in the highly desirable Wester Inch development in Bathgate. Tucked in a secluded corner plot on Brown Crescent with fantastic open outlook across a nature reserve, this substantial home is perfect for a growing family looking to move up the property ladder. Situated within easy reach of local parks, Simpson Primary School, transport links including the M8 and a train station alongside Bathgate's wide range of eateries and recreational amenities, this impressive home is perfectly suited to combine modern family living with a sense of space and tranquility.



### Client Comments

"We love the south facing garden in the summer, it provides unrestricted sun all day. The house has a secluded feel as its situated on a closed off/private driveway. The street itself is a quiet, family orientated cul-de-sac. We have a great view of the nature reserve to the front of the house that makes a lovely backdrop for sunsets and changes in seasons. All of the rooms are spacious and have built-in storage. The open plan kitchen/dining/living space is great for hosting family dinners, get togethers with friends and Christmas."

### Description

The property boasts a generous floor-space extending to over 1400 sq ft and is tastefully presented throughout to allow easy entry for the prospective new owner. A sizeable living room is the perfect place to unwind, with plush carpeting and neutral décor. To the rear, the generous open plan kitchen, dining and sitting area is a wonderful space to host everyday meals or formal family gatherings, with French doors leading directly out to the south facing garden for maximum enjoyment of the sunny weather. A practical utility room houses additional storage cabinets and laundry requirements with an adjacent WC assisting for everyday convenience.

On the upper level, there are 4 spacious double bedrooms including an excellent master that boasts fitted wardrobes, a walk-in dressing room and a 3 piece en-suite shower room. The 3 remaining double bedrooms offer space for a family to grow or to meet home working arrangements, with handy fitted wardrobes found to each for storing of essential everyday items. The family bathroom comprises a 3 piece suite with vanity storage and an electric shower mounted over the bathtub. Gas central heating and double glazing throughout ensure further practical comfort.

Externally, the property enjoys a preferred south facing rear garden, providing all day sunshine and offering a space ideal for children, pets or summer gatherings. Ample off-street parking can be found in the driveway to the front, with a garage offering additional parking and storage potential. The peaceful open aspect to the front offers spectacular sunsets and pretty views, with the adjacent cycle path meandering round the development to link to nearby supermarkets, playparks and the primary school.

### Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 16'8" x 10'9" (5.09m x 3.29m)

Kitchen / Dining Room 22'3" x 10'9" (6.80m x 3.28m)

Utility Room 7'3" x 6'4" (2.21m x 1.95m)

Bedroom 1 14'9" x 13'1" (4.51m x 3.99m)

Dressing Room 5'7" x 4'7" (1.72m x 1.41m)

En Suite 8'5" x 4'6" (2.58m x 1.38m)

Bedroom 2 13'9" x 9'6" (4.20m x 2.91m)

Bedroom 3 11'6" x 8'11" (3.51m x 2.72m)

Bedroom 4 12'7" x 9'11" (3.84m x 3.04m)

Bathroom 8'11" x 6'9" (2.72m x 2.07m)

### Extras

All blinds, light fittings, floor coverings, integrated oven/hob, fridge-freezer and washing machine included in the sale.

### Key Info

Home Report Valuation: £340,000  
 Total Floor Area: 131m<sup>2</sup> (1410 ft<sup>2</sup>)  
 Parking: Driveway & Garage  
 Heating System: Gas  
 Factor Fee: £44 per quarter  
 Council Tax: F - £3329.84 per year  
 EPC: C

### Disclaimer

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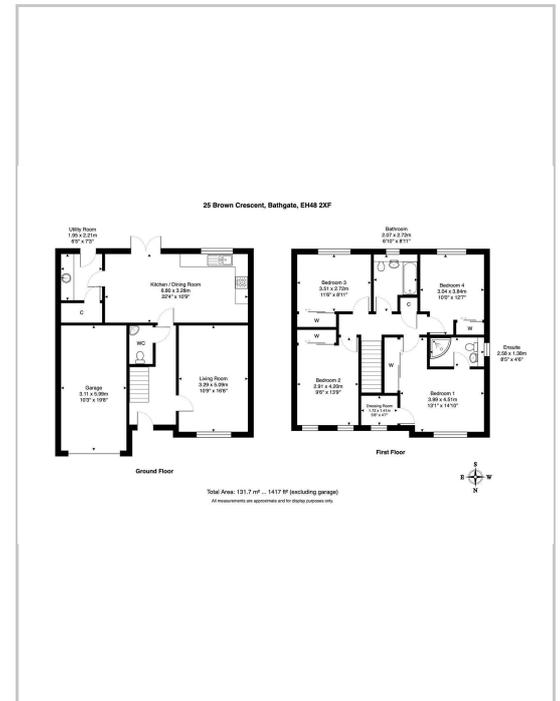
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## Area Map



## Floor Plans



## Energy Efficiency Graph

