



62 Windyknowe Crescent, Bathgate

Offers Over £170,000



## 62 Windyknowe Crescent

Bathgate, Bathgate

\*\*Two Bedroom Two Shower Room Open Plan Lounge/Diner Kitchen\*\* This lovely property in Windyknowe enjoys a fantastic location, just a short distance from Windyknowe Primary School.  
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

8' 2" x 4' 7" (2.49m x 1.39m)

A lovely, welcoming entrance hall featuring a stylish new composite door that sets the tone for the rest of the home. The space is finished with attractive tile-effect vinyl flooring, complemented by a radiator and spot ceiling lights, creating a warm and modern first impression. The hallway provides access to the lounge, ground floor shower room, and the upper level, while also offering ample space for coats, jackets, and shoes, making it both practical and inviting.

### Shower Room Ground Floor

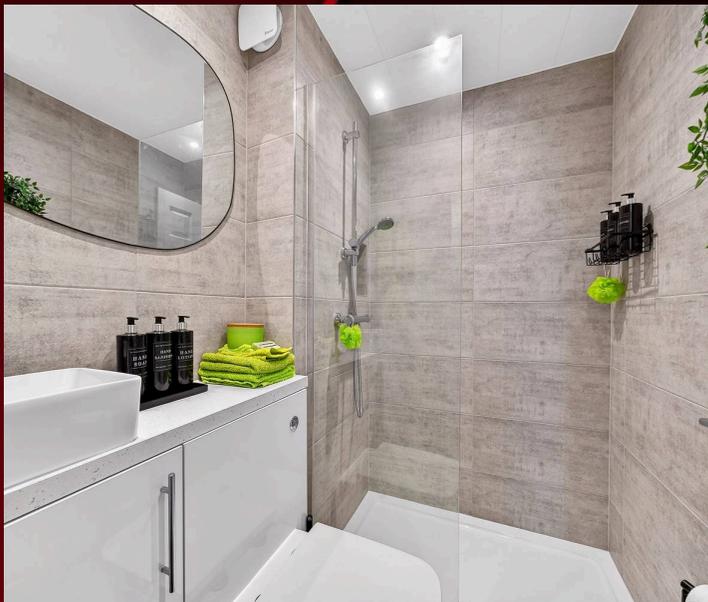
4' 8" x 5' 11" (1.43m x 1.80m)

A convenient ground floor shower room, finished to a modern and stylish standard. The space features attractive wall finishes and tiled flooring, complemented by a chrome radiator and spot lighting for a bright, contemporary feel. There is a sleek walk-in shower cubicle with glass sliding doors, alongside a modern vanity sink unit with a mixer tap, offering both practicality and a clean, streamlined look.

### Open Plan Lounge/Diner/Kitchen

21' 5" x 10' 8" (6.54m x 3.25m)

What a fantastic space this is — a bright and spacious open-plan lounge that offers the perfect setting for both relaxing and entertaining. There is ample room for a dining table and chairs, with the layout flowing seamlessly through to the kitchen area. Front and rear windows flood the room with natural light, enhancing the sense of openness and warmth throughout. The stylish laminate flooring, modern radiators, and multiple sets of spot lighting add to the contemporary feel. Finished with fresh, neutral décor, this impressive space is ready to move into and enjoy.





### **Kitchen/Breakfast Room**

9' 8" x 8' 10" (2.94m x 2.70m)

A well-equipped kitchen and breakfast room, thoughtfully designed with both style and practicality in mind. A rear-facing window brings in plenty of natural light, while a new composite door provides easy access outside. The space is finished with modern laminate flooring and attractive splashback wet wall panelling. There is a large storage cupboard/pantry, along with a handy breakfast bar complete with stools — perfect for casual dining. The kitchen offers a range of fitted cupboards providing ample storage, alongside a beautiful ceramic sink with drainer and mixer tap. Appliances include an electric hob with extractor, as well as a freestanding washing machine and dishwasher, all generously included. An American-style fridge freezer, also gifted by the current owners, adds a real touch of convenience and luxury.

### **Stairs & Landing**

The stairs and landing are finished with comfortable carpet flooring, creating a warm and inviting feel. Spot ceiling lighting enhances the space with a bright, modern touch. The landing provides access to two bedrooms, a shower room, and the attic space, while also benefiting from a useful storage cupboard, adding to the home's practicality.

### **Bedroom One**

15' 7" x 9' 7" (4.75m x 2.93m)

An excellent and generously sized double bedroom, offering a bright and comfortable living space. The room benefits from two large built-in cupboards with hanging rails, providing excellent wardrobe and storage options. Two large front-facing windows allow plenty of natural light to fill the room, enhancing the fresh, neutral décor. Finished with soft carpet flooring, a radiator, and a central ceiling light, this lovely spacious room is both practical and inviting.





### Bedroom Two

12' 10" x 9' 10" (3.92m x 2.99m)

The second bedroom is a very good size, offering a versatile and well-presented space. A rear-facing window provides a pleasant outlook and allows for plenty of natural light. The room is finished with comfortable carpet flooring, a radiator, and a central ceiling light. Currently used as a guest bedroom and office space, this room easily adapts to a variety of needs, making it both practical and flexible.

### Shower Room

8' 2" x 5' 0" (2.48m x 1.52m)

This beautifully presented shower room offers a sleek, modern finish throughout. A side window allows for plenty of natural light, complementing the stylish vinyl flooring and contemporary design. The space features a fantastic double walk-in shower with elegant glass screen and a mains-powered shower, creating a luxurious and refreshing experience. Chrome heated towel rails and spot ceiling lights add both practicality and a touch of sophistication. A stunning vanity sink unit with convenient under-storage sits alongside a modern WC, all enhanced by high-quality wet wall finishes. A feature mirror and thoughtfully placed shelving provide both style and functionality, completing this impressive and well-designed space.





### **FRONT GARDEN**

The front garden has been thoughtfully redesigned to create a convenient driveway, providing off-road parking. It is bordered by mature hedging, offering a good level of privacy while maintaining an attractive appearance.

### **REAR GARDEN**

A very large rear garden, offering an excellent outdoor space ideal for both relaxing and entertaining. The garden features a generous lawn area, complemented by mature trees and shrubs that add character and greenery. Fully enclosed with a gate for privacy and security, the space also benefits from a small patio area — perfect for outdoor seating. In addition, there is a useful cellar, ideal for storing garden furniture and equipment, along with the convenience of an outside tap.

### **DRIVEWAY**

1 Parking Space

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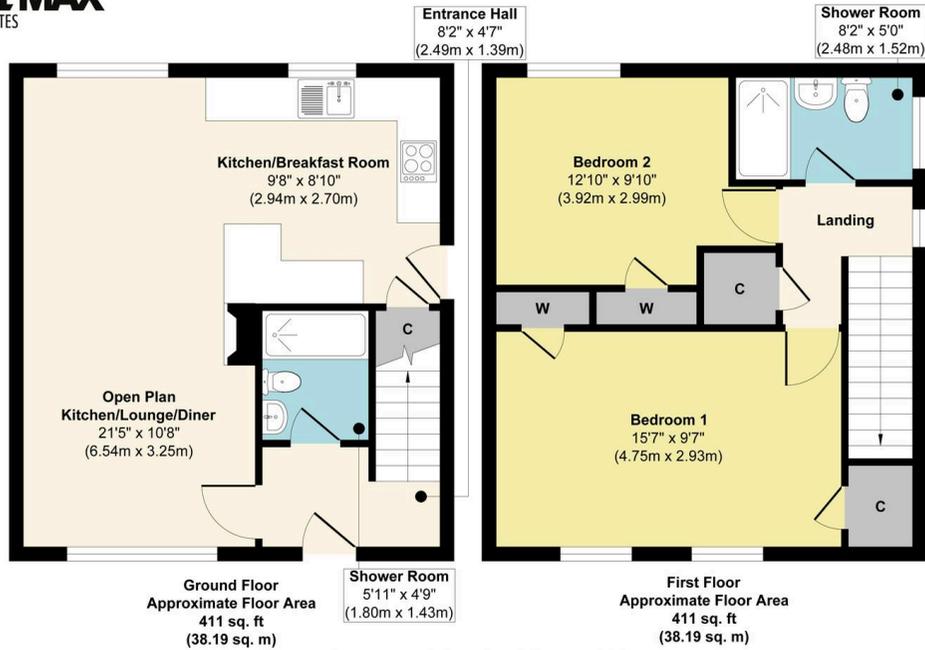
2 Parking Spaces

Easy paved parking right by the front door with room for several cars definitely a big plus.





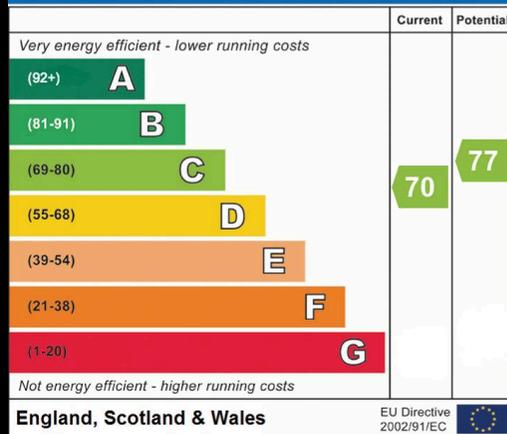
62 Windyknowe Crescent, Bathgate, EH48 2BT



Approx. Gross Internal Floor Area 822 sq. ft / 76.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

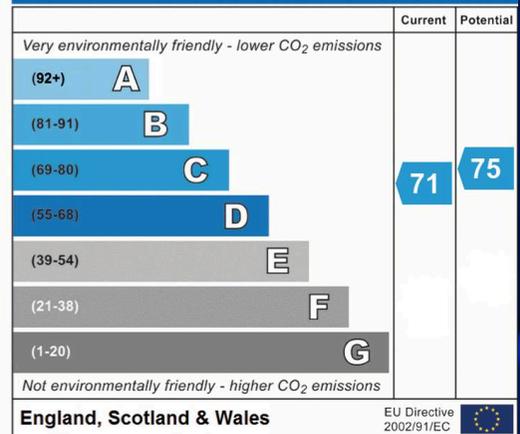


England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC





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