



**RE/MAX** PROPERTY



*54 Inch Wood Avenue, Bathgate, West Lothian, EH48 2EF*

- ***Seldom Available 4/5 Bedroom Villa***
  - ***Sought-After Locale***
    - ***Large Lounge***
  - ***Stunning Kitchen/Diner***
    - ***4/5 Bedrooms***
    - ***3 Bathrooms***
    - ***Pretty Gardens***
  - ***Double Driveway & Garage***

## **\*\*EXCLUSIVE 4/5 BEDROOM DETACHED FAMILY VILLA!\*\***

Niall McCabe & RE/MAX Property are overjoyed to welcome to the market this truly gorgeous & rarely available 4/5-bedroom, flexible reception room, 3 bathroom detached family villa, which is neatly tucked near the end of a leafy cul-de-sac on the Eastern fringes of Bathgate. Internally, the property boasts fresh décor, exceptional room sizes and mature, wrap around gardens.

Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent primary school and sports centre within walking distance. Bathgate is a popular commuter town and the property is well situated for the railway station, which provides a fast service to Edinburgh and Glasgow, as well as easy access to the M8 and M9 motorways for Glasgow, Edinburgh and Stirling. There is a regular bus service which operates to Edinburgh and surrounding areas and a local bus service stops nearby. Edinburgh Airport is approximately 13 miles away.

Freehold  
Council tax band F  
There are No Factor Fees



#### Entrance Hallway

11' 4" x 8' 10" (3.46m x 2.70m)

Pretty entrance hallway offering easy access to the lower level & the upper landing. It has been finished in pretty neutrals complete with lovely laminate flooring.

#### Lounge

16' 4" x 12' 0" (4.99m x 3.67m)

Positioned to the front of the home, here you find the formal lounge – a grand reception finished in luxurious tones, and rich wood flooring. The room is a fabulous size with a front facing bay window, understairs cupboard and ample floorspace for living furniture.

#### Kitchen/Diner

24' 6" x 12' 6" (7.48m x 3.81m)

The kitchen/diner is a splendid size and occupies the majority of the rear of the property, a lovely space with a freshly fitted kitchen, modern tiled flooring & a host of appliances – this is the ideal spot for relaxing & entertaining guests! The kitchen enjoys a large range of wall & base mounted units with splashback tiling & rear windows. Whilst, the dining area benefits from fresh décor, lovely flooring & patio doors leading onto the garden.

#### Utility Room

5' 10" x 4' 11" (1.77m x 1.50m)

A handy utility room accompanies the kitchen and offers additional preparation space & room for laundry appliances.

#### W.C

4' 11" x 3' 2" (1.50m x 0.96m)

A chic 2-piece suite with contrasting floor design, a glazed window and fresh, creamy décor – there is also central lighting.

#### Snug/Bedroom 5

12' 4" x 9' 3" (3.75m x 2.83m)

Completing the lower-level accommodation is this striking snug/bedroom 5, a double sized room with a rear facing bay window – which floods the room with light. The room is currently set up as an additional reception space, however, could be a 5th bedroom depending on the purchaser.

#### Bedroom 1

12' 8" x 11' 6" (3.87m x 3.51m)

The master bedroom is of generous proportions and has been recently restyled in creamy tones, complete with plush flooring and ample fitted storage.

#### En-Suite

7' 10" x 4' 11" (2.39m x 1.51m)

Delightful 3-piece shower room which enjoys a double walk-in enclosure, wash hand basin & W.C – sunk into a trendy vanity.

#### Bedroom 2

11' 3" x 9' 10" (3.43m x 3.00m)

A further double room, located to the rear of the property & styled in sleek, grey tones with contrasting laminate flooring. The room enjoys views over the garden & beyond.

#### Bedroom 3

9' 10" x 9' 11" (3.00m x 3.02m)

Generous sized double, again, looking over the rear garden & flooded with natural light! Styled in a contemporary palette with central lighting, ample power points & radiator.

#### Bedroom 4

9' 10" x 9' 11" (3.00m x 3.02m)

Bedroom 4 is a spacious double, however is set as a home office, but would lend itself to several uses such as a double bedroom, dressing room or nursery.

#### Family Bathroom

11' 6" x 5' 2" (3.51m x 1.58m)

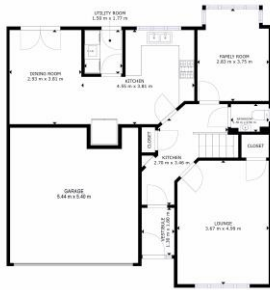
Completing the internal accommodation is this gorgeous 4-piece family bathroom which comprises of a large bathtub, separate shower, wash hand basin & W.C – both sunk into vanity storage. Flooring is luxurious tiling & there is also a glazed window.

#### Exterior

Externally, the property is accompanied by luscious gardens. The front enjoys a gorgeous selection of planting, shrubbery and a gorgeous feature tree – as well as a double driveway & access to the garage. To the rear there is a vast lawn, shaped by lovely flower arrangements. A spectacular decked terrace accompanies this space as well as high fencing for optimum privacy.







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UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE. TOTAL FLOOR AREA: 120.00 SQ. METERS

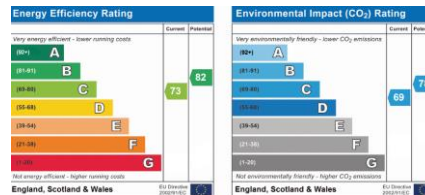
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Niall McCabe  
07940 230896

[nmccabe@remax-scotland.net](mailto:nmccabe@remax-scotland.net)

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RE/MAX House, Fairbairn Road, Livingston, EH54 6TS  
T: 01506 418555 F: 01506 418899 E: [info@remax-livingston.net](mailto:info@remax-livingston.net)  
[www.remax-livingston.net](http://www.remax-livingston.net)