



**32, Wright Place, Bathgate,  
West Lothian, EH48 2XB**



**RE/MAX<sup>®</sup> PROPERTY**

Set in an exclusive locale this lovely 3 bed townhouse has been decorated throughout with contemporary décor. Tucked away, this is an ideal family friendly locale. The recently refurbished, Bathgate town centre offers a wide range of amenities. The traditional shopping experience is maintained with ample parking and a mixture of high street favourites and good local businesses and speciality stores with a wide variety of supermarkets and several restaurants, coffee shops and bars. There is also a weekly trader's market. Further extensive shopping is available in Livingston, including the renowned Livingston Centre and Livingston Designer Outlet. Commuters will appreciate the first-class transport links provided by the railway station, with high-speed trains, to Glasgow, Edinburgh and beyond. Bathgate is situated conveniently close to the M8 and M9 motorways for easy access to Edinburgh Airport, just 25 minutes away. There is also a regular bus service networking throughout the county. Bathgate has a sports centre, a swimming pool and fitness suites; two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace course to the north. Popular local primary schools include Balbardie and Simpsons feeding into Bathgate Academy. There are also great local nurseries offering all day and wrap around care. In the surrounding area there is an abundance of countryside to explore. Beecraigs is a 370-hectare Country Park located in the Bathgate Hills near historic Linlithgow town. Additional country parks at Almondell & Calderwood and Polkemmet, all are excellent locations for families and walkers.

#### **Front Garden and Parking**

The inviting approach has been finished with an area of grass and a pathway to the door. There is one allocated parking space with visitor spaces and on-road parking available to the front and rear of the property.

#### **Entrance Vestibule**

The welcoming entrance is accessed through a half-glazed door, bringing natural light into this area, along with the side window. The modern décor begins with the walls finished in neutral tones and laminate to the floor. A ceiling light, a smoke detector, a double power point and a radiator complete this area.

#### **Lounge**

**4.351m x 3.647m (14'03" x 11'12")**

This spacious room provides a fabulous room for modern living with the laminate flooring and painted walls providing continuity from the entrance. Windows to the front of the property allow in lots of natural light with ceiling lighting complimenting this. A smoke detector, a television aerial socket, a radiator, a telephone socket and power points are also provided.





### **Dining Kitchen**

**3.583m x 2.822m (11'09" x 09'03")**

This pleasant kitchen has several wall and floor mounted units with wood effect frontages and co-ordinating work surfaces. Decorated with neutral tones to the walls continuing the contemporary décor, along with the tile effect vinyl to the floor and upstands as splashbacks plus a stainless-steel one near the hob. The integrated electric oven, 4 ring gas hob, cooker hood, dishwasher and upright fridge-freezer, will all be included in the sale. The sink area comprises of a stainless-steel one and a half sink with mixer tap and drainer. Windows to the rear of the property allow in natural light. A walk-in cupboard under the stairs provides storage. Ceiling lighting, a radiator, power points and a heat detector complete this room.

### **Utility Room**

**2.545m x 1.647m (08'04" x 05'05")**

Accessed from the kitchen or garden, there are some wall and floor mounted units with wood effect frontages. The washing machine will be included in the sale and there is space for a second under counter appliance. Decorated with painted walls, tile effect vinyl to the floor and co-ordinating work surfaces. A ceiling light, a radiator, a carbon monoxide detector, power points and a half-glazed door to the rear are also included.

### **Living Level Toilet**

**1.640m x 0.941m (05'05" x 03'01")**

This lovely room has been finished with painted walls and tile effect vinyl flooring. The suite comprises of a white close coupled toilet and a white wall mounted sink. Ceiling lighting, an extractor and a radiator complete the room.

### **Stairs and Landing**

The wooden flooring in the vestibule leads to recently carpeted stairs and carpeted first floor landing, with neutral tones to the walls to provide continuity. A cupboard houses the water tank. A ceiling light, a smoke detector, a radiator and a double power point are also provided.

### **Double Bedroom Two**

**4.673m x 2.909m (15'04" x 12'11") plus wardrobe recess**

This wonderful room has been finished with painted walls and wood effect laminate flooring. The windows to the front allow natural light to enter and is complimented by a ceiling light. A wardrobe recess area, power points and a radiator to finish this room.

### **Bedroom Three**

**3.092m x 2.530m (10'02" x 08'04")**

Another delightful room which has been finished with painted walls and wood effect laminate flooring. The windows to the rear of the property allow in natural light and there is a ceiling light. A small integrated cupboard, a radiator and power points are supplied.

### **Family Bathroom**

**2.505m x 1.895m (08'03" x 06'03")**

This pleasant room has been finished in modern tones, half-tiled and half-painted walls with tile effect vinyl to the floor. The white suite comprises of a handheld shower over a bath, a close coupled toilet and a pedestal sink. A window to the front of the property allows in natural light and there are recessed ceiling downlights. A radiator, an extractor and shaver point are also fitted.

### **Stairs and Landing**

The recently carpeted stairs lead to the carpeted upper landing, where the neutral tones to the walls provide continuity. A ceiling light and a double power point are also provided.

### **Main Bedroom**

**3.950m x 2.904m (12'12" x 09'06") plus the bay window and recess**

This fabulous bedroom has been decorated with neutrally painted walls and laminate to the floor. Bay windows to the front of the property allow in natural light and there is a ceiling light. Double integrated wardrobes provide an abundance of storage space. There is a radiator, a television aerial and power points also included.

### **En-Suite Shower Room**

**2.518m x 1.737m (08'03" x 05'08")**

This charming room has been finished in neutral tones, part-tiled and part painted walls and vinyl flooring. The white suite comprises of a wall mounted shower in a shower cubicle, a close coupled toilet and a pedestal sink. A radiator, an extractor and a shaver socket complete the room.

### **Rear Garden**

The delightful garden provides a lovely area for relaxing and entertaining with fencing on all sides. There is a paved area and pathway to the rear gate plus an area finished with grass. The garden shed will be included in the sale. There is rear access to the parking area from here.

### **Additional Items**

Tenure: Freehold. Council Tax Band E. Factor fee: approx. £21 per quarter. The window coverings, kitchen items mentioned, the garden shed and all fitted floor coverings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property on 01506 418555 or with Sharon Campbell direct on 07960 996670.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





*“Nobody in the world sells more property than RE/MAX”*



**Sharon Campbell**  
**07960 996670**  
 sharoncampbell@remax-livingston.net

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>				<b>Scotland</b>			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		81	91			82	91

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