



**10 Easter Inch Steading,
Bathgate, West Lothian, EH48 2EH**



RE/MAX[®] PROPERTY

Charming 3 Bedroom Steading Cottage in Bathgate! The perfect place to call home!

Carol Lawton and RE/MAX Property are delighted to offer to the market this elegant corner steading cottage in Bathgate. Comprising of entrance hallway, dining lounge, breakfasting kitchen, 3 bedrooms, W/C and family bathroom. Further benefits include private parking, front and side gardens and charming courtyard.

Located in the picturesque Scottish countryside, Easter Inch Steading is a stunning steading nestled in the heart of Bathgate. Surrounded by rolling hills and lush greenery, this idyllic location provides the perfect setting for a tranquil and peaceful retreat. With easy access to major roads and transportation links, it offers the perfect balance of country living and urban convenience. The local area boasts a range of amenities, including shops, restaurants, schools, and parks, making it an ideal location for families, professionals, and anyone seeking a peaceful and comfortable lifestyle. With its charming character and modern comforts, Easter Inch Steading is the perfect place to call home.

Bathgate is a charming town with a rich history and a vibrant community. Discover a range of shops, restaurants, and leisure activities, including swimming, golf, and nearby country parks. Essential services like banks, medical facilities, and top-rated schools make daily life a breeze. With easy access to the M8 and frequent train services to Edinburgh and Glasgow, Bathgate is the ideal location for commuters seeking the perfect balance of city convenience and community charm.

Tenure: Freehold | **Council Tax Band:** F | **Factor Fees:** None

The home report can be downloaded from our website.





Front Garden -

The front garden of the property is a beautiful feature that extends to the side. It includes a grassy area, perfect for outdoor activities, and a patio seating area that is accessible from the lounge. The garden is adorned with trees and shrubs, creating a serene and peaceful environment.

Entrance Hallway - 7' 9" x 6' 3" (2.37m x 1.91m)

Enter this charming home through a half-glazed door and find yourself in the welcoming and spacious entrance hallway. Featuring real wood flooring, a bright center light, and a radiator for added comfort. The hallway provides easy access to the kitchen, downstairs W/C, and upper level.

Lounge/Diner - 20' 0" x 20' 6" (6.09m x 6.25m)

This stunning dining lounge boasts ample space for living room furniture and a large dining table, all while enjoying plenty of natural light from a side window and front patio doors. Real wood flooring, radiators, and central lights add to the cozy and inviting atmosphere. A standout feature is the wood burner, which adds character and warmth to this beautiful room.

Kitchen/Breakfast Room - 19' 3" x 12' 8" (5.87m x 3.87m)

As you enter the kitchen, you'll notice an abundance of natural light streaming in from the front and rear windows. The real wood flooring, radiator, and central light create a warm and inviting atmosphere. The kitchen boasts a rangemaster hob with double oven and grill, and ample storage to suit all your culinary needs. Admire views of the courtyard from the sink while enjoying the convenience of integrated appliances, including a fridge freezer, dishwasher, and extractor fan. Tiled walls add a touch of elegance, and there is plenty of space for a table and chairs, making it

Utility Room - 7' 3" x 6' 1" (2.22m x 1.85m)

The utility room offers great convenience with a wooden half-glazed door leading to the rear garden. Real wood flooring, a radiator, and central light create a comfortable and inviting space. This room provides ample storage space, with a washing machine and dryer conveniently tucked away. A storage cupboard is also available to keep things organized.

Downstairs W/C - 7' 7" x 2' 11" (2.31m x 0.90m)

The downstairs WC features wood laminate flooring, a radiator, and central light for a comfortable and well-lit space. An extractor fan ensures proper ventilation. The room includes a W/C and sink, while half-tiled walls add a touch of style.

Upper Landing - 7' 2" x 6' 2" (2.19m x 1.88m)

The upper landing is a spacious area featuring a large Velux window over the stairs, providing plenty of natural light. Wooden flooring, a radiator, and central light create a comfortable and inviting atmosphere. The stairs are carpeted for added comfort. This landing provides access to all three bedrooms, the family bathroom and the attic via ceiling hatch.

Main Bedroom - 19' 6" x 17' 11" (5.95m x 5.46m)

The executive master bedroom exudes a grand ambiance, with front and side view windows that offer plenty of natural light. Real wood flooring, radiators, and central lights create a warm and inviting atmosphere. A built-in bookshelf adds a touch of elegance, while two double fitted wardrobes and a large storage cupboard provide ample space for storage needs. Enjoy easy access to the en-suite from the bedroom.

En-Suite - 9' 7" x 5' 2" (2.91m x 1.57m)

The ensuite features a large mains rainfall shower with a handheld attachment, providing a luxurious shower experience. Wet walls and vinyl tile flooring add a modern touch, while ample storage space ensures all your toiletries are neatly organized. The ensuite also includes a vanity sink, W/C and heated towel rail.

Bedroom 2 - 12' 8" x 9' 7" (3.87m x 2.91m)

Bedroom 2 has a large rear window and a Velux-style window to the courtyard, allowing plenty of natural light to fill the room. The wooden flooring, radiator, and central light create a warm and inviting atmosphere. The room provides ample space for a double bed and bedroom furniture.

Bedroom 3 - 12' 8" x 9' 7" (3.87m x 2.91m)

Bedroom 3 features front view and Velux windows, providing plenty of natural light. The room has real wood flooring, a radiator and central light. The triple fitted wardrobe offers ample storage space, while there is still enough room for a double bed and additional freestanding furniture.

Family Bathroom - 6' 0" x 7' 2" (1.83m x 2.18m)

The family bathroom features a Velux window that fills the room with natural light. The bathroom has tile flooring, a radiator, and spotlights for a modern feel. The walls are half-tiled, with a W/C, ceramic sink and relaxing bath with a handheld shower attachment.

Rear Garden -

The rear garden of the property is a wonderful open space that leads into the communal courtyard. The courtyard itself is mainly covered in stone chips and features mature trees, shrubs and plants, creating a natural and peaceful environment. A perfect place to relax.





