



42 Mossie Terrace, Bathgate, West Lothian, EH48 2UJ



**RE/MAX** PROPERTY

**\*\*\*5 Bedroom Semi-Detached Family Townhouse in a  
Highly Sought After Location.\*\*\*  
\*\*BOOK YOUR VIEWING TODAY\*\***

Carol Lawton and RE/MAX Property are delighted to bring to the market this modern and well-proportioned 5-bedroom semi-detached property, located in the highly sought after area of Wester Inch Village, Bathgate. Comprising; entrance hallway, lounge, dining kitchen, utility room, ground floor shower room, 5 Bedrooms, 1 with dressing room & en-suite, a family bathroom and front & rear gardens.

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school and is an extremely sought-after contemporary development. The town of 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.

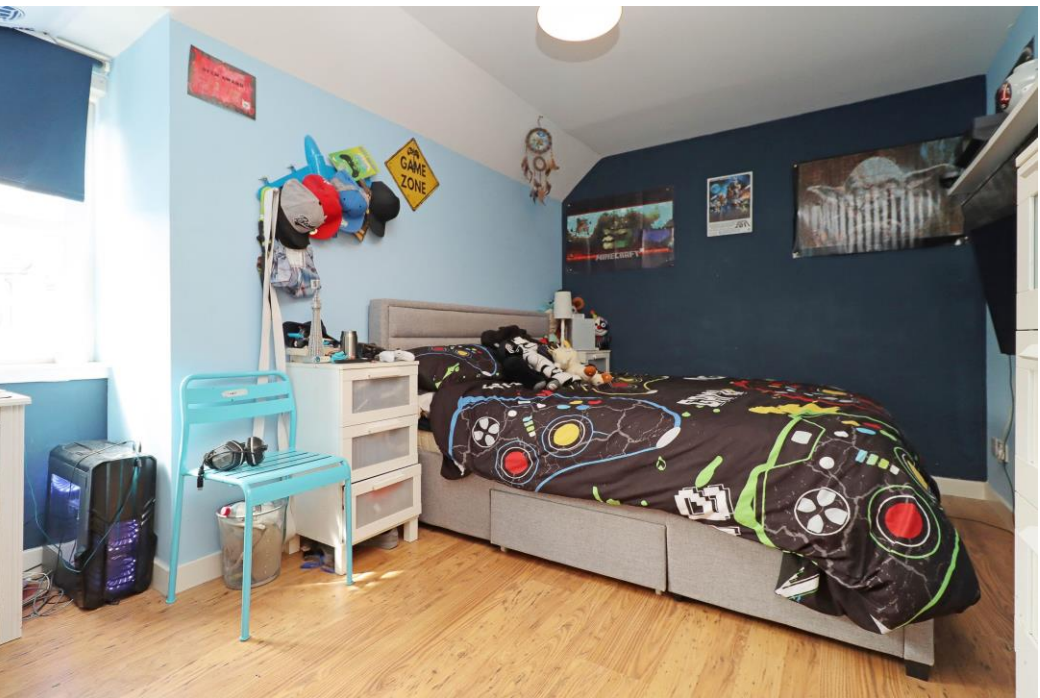
Tenure: Freehold Council

Tax Band: E

Factor Fees: N/A

The home report can be downloaded from our website.





### **Front & Side**

A small grass area stretches around the side of the property and has a paved path leading to the glazed UPVC front door. A private parking space and bin storage area lay to the rear side of the property.

### **Entrance Hallway - 21' 11" x 3' 4" (6.68m x 1.01m)**

Enter via a ½ glazed UPVC door into the bright hallway which then gives access to the dining kitchen, utility room, ground floor bedroom/family room, downstairs shower room and stairs to the upper levels. Central light fitting, under stair cupboard, carpeted flooring and a radiator.

### **Lounge - 17' 2" x 12' 3" (5.22m x 3.74m)**

Situated on the first floor, a good-sized room with 2 windows to the front of the property. Central light fitting, laminate flooring and 2 radiators.

### **Kitchen/Diner - 16' 8" x 10' 4" (5.08m x 3.14m)**

A generous room with a rear facing window in the kitchen and a set of patio doors to the dining area accessing the rear garden. Comprising of base and wall units with complimentary worktops, splashback tiling and a stainless-steel sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan. Spotlights and chandelier style light fittings, tiled laminate flooring and a radiator. Plenty of space for a large dining table and chairs.

### **Utility Room - 9' 11" x 5' 7" (3.03m x 1.69m)**

Handy room consisting of base units with complimentary work tops, stainless steel sink with chrome mixer tap and space for freestanding appliances. Central light fitting, tiled flooring and a radiator.

### **Ground Floor Bedroom / Family Room - 12' 3" x 10' 1" (3.73m x 3.07m)**

Lovely room with a window to the front of the property, currently used as a bedroom. Central light fitting, carpeted flooring and a radiator.

### **Shower Room - 7' 9" x 2' 10" (2.36m x 0.87m)**

This handy ground floor shower room consists of a WC, wash hand basin with chrome mixer tap & tiled splash back and a mains operated shower cubicle with tiled walls and a glass door. Central light fitting, tiled flooring and a radiator.

### **First Floor Landing - 9' 7" x 7' 7" (2.91m x 2.30m)**

Carpeted stairs lead to the 1st floor landing, giving access to the lounge, 2 bedrooms, the family bathroom, stairs to the top floor and a storage cupboard. Central light fitting, carpeted flooring and a radiator.

### **Bedroom 3 - 12' 1" x 9' 11" (3.68m x 3.02m)**

Located on the first floor, this big double room has a rear facing window and a built in double wardrobe. Central light fitting, carpeted flooring and a radiator.

### **Bedroom 5 - 7' 5" x 7' 3" (2.26m x 2.21m)**

Also situated on the 1st floor, this single bedroom is perfect for guests. Central light fitting, carpeted flooring and a radiator.

### **Top Floor Landing - 7' 2" x 7' 0" (2.18m x 2.13m)**

Carpeted stairs to the top floor give access to the 2 remaining bedrooms and a storage cupboard. Central light fitting, carpeted flooring and a radiator.

### **Master Bedroom - 11' 5" x 9' 5" (3.48m x 2.87m)**

In prime position on the top floor, this fantastic space with a window to the front of the property and a partitioned dressing room including large double wardrobes and access to the attic via a ceiling hatch. Central light fitting, carpeted flooring and a radiator. Access to the En-suite

### **En-suite - 6' 4" x 3' 10" (1.94m x 1.17m)**

Comprising of a white WC, sink with a chrome mixer tap and a walk-in shower cubicle with a mains operated shower and tiled walls. Central light fitting, tiled flooring, splash back tiling and a radiator.

### **Bedroom 2 - 13' 10" x 8' 10" (4.22m x 2.70m)**

Also found on the top floor, another large double bedroom with wood laminate flooring, built in double wardrobe and a window to the rear. Central light fitting and a radiator.

### **Family Bathroom - 8' 3" x 6' 0" (2.51m x 1.83m)**

Fabulous room comprising of a white WC, sink with a chrome mixer tap on a storage pedestal, and a bath with chrome taps and mains shower. Central light fitting, splash back tiled walls, wall cabinet, tiled flooring and a heated towel rail radiator.

### **Rear Garden**

Fully enclosed garden space with a paved patio area, a decorative wall with 3 steps leads up to a lawn area with a path to the rear gate. The garden also benefits from an outside light, water tap and shed.





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



| 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 |            |                         |           |
| A   | [92-100] |                         |           | A   | [192-1000] |                         |           |
| B   | [81-91]  |                         |           | B   | [181-191]  |                         |           |
| C   | [69-80]  |                         |           | C   | [169-180]  |                         |           |
| D   | [55-68]  |                         |           | D   | [155-167]  |                         |           |
| E   | [39-54]  |                         |           | E   | [139-154]  |                         |           |
| F   | [21-38]  |                         |           | F   | [121-138]  |                         |           |
| G   | [1-20]   |                         |           | G   | [11-20]    |                         |           |
| Not energy efficient - higher running costs |          |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |            |                         |           |
| Scotland                                    |          | EU Directive 2002/91/EC |           | Scotland  |            | EU Directive 2002/91/EC |           |



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