



COULTERS[©]

ST OLAVE'S EDINBURGH ROAD

BATHGATE, WEST LoTHIAN, EH48 1EP

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Occupying a generous plot in a well-established and popular area of Bathgate, St Olave's is an impressive detached family home offering well-proportioned accommodation, three generous double bedrooms and excellent private outdoor space. Ideally placed for access to the town's excellent amenities and transport connections, the property provides a comfortable and highly appealing family home.

KEY FEATURES



Exceptional detached house situated on a generous plot.



Three generous double bedrooms.



Private driveway parking for two cars.



Large front and rear gardens.



Situated in the popular area of Bathgate to the West of Edinburgh.



Close to excellent transport links for commuting.



EPC Rating - C



Council Tax Band - E





The ground floor has a particularly appealing layout, with well-defined living and dining spaces complemented by a modern kitchen. The dual-aspect sitting room benefits from windows to the front and side, creating a bright and welcoming space, while a wood/solid fuel stove provides an attractive focal point. The large dining room offers ample space for family dining and entertaining.

The modern kitchen is well equipped with ample storage and generous worktop space, together with a range of integrated appliances. Direct access to the rear garden is a particularly appealing feature, creating a natural connection between the kitchen and outdoor space. A useful WC completes the ground floor accommodation.



MORE INFORMATION

Upstairs, there are three generous double bedrooms, each benefiting from built-in wardrobes. The large family bathroom is fully tiled and fitted with a contemporary suite, with an overhead shower providing a practical bathing option. Further useful storage is available within the upstairs hallway.

The property enjoys an excellent amount of private outdoor space, with a substantial rear garden providing plenty of room for outdoor relaxation, entertaining and family life. A private driveway provides parking for two cars.





THE LOCAL AREA

Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre and Livingston Designer Outlet.

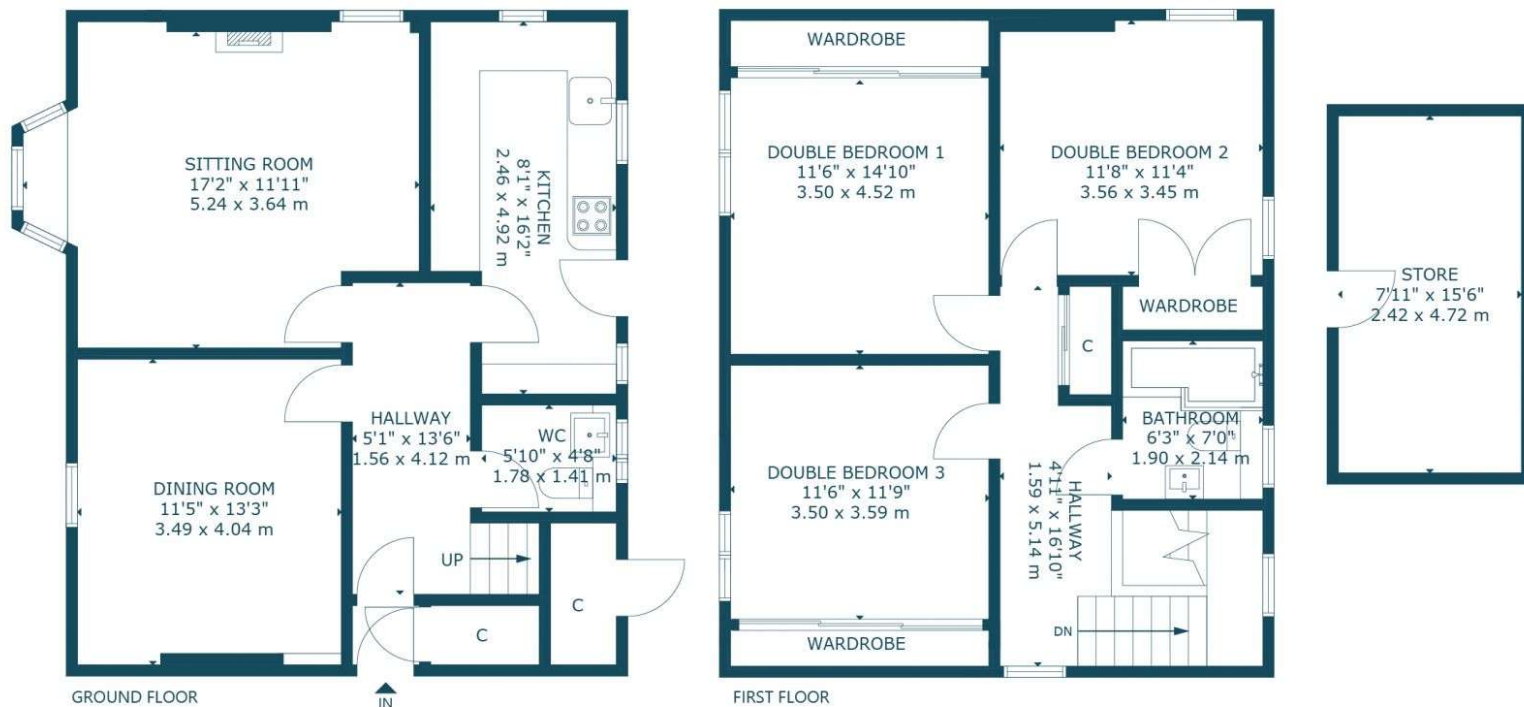
Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas , whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £420,000





ST OLAVE'S, EDINBURGH ROAD, BATHGATE, WEST LoTHIAN, EH48 1EP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,163 SQ FT / 108 SQ M
 STORE 129 SQ FT/ 12 SQ M
 STORE 123 SQ FT / 11 SQ M All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.