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Offers Over

£300,000

144 Hope Park Gardens

Bathgate | EH48 2QX

A beautifully presented and well-proportioned detached villa, forming part of a peaceful and established residential cul-de-sac, in the high amenity/well connected West Lothian town of Bathgate.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private gardens
-  EPC rating – C
-  Council tax band- F



Description

Internally, the property is presented in pristine, move-in condition throughout and has recently undergone a substantial upgrade, including a brand-new, unused kitchen, new bathrooms and fresh, neutral décor throughout. The house offers a highly flexible layout, ideally suited to the needs of modern family living, as well as those who work from home on a regular basis.

The ground floor consists of a welcoming hallway with a carpeted stair to the upper level, useful built-in storage and a convenient downstairs WC. There is a bright south facing reception room with carpeted floor and light neutral décor, which opens out via double doors into a versatile dining/family room with good scope to open up fully into the reception room and kitchen (STC). Off this room is a stylish recently installed modern kitchen, which has been fitted with a variety of white units, complete with breakfast bar, coordinated worktops and mostly brand-new appliances which will be included. The ground floor concludes with the front facing dining room, which would also work well as a home office or extra bedroom if required.

On the upper level you have a generous principal bedroom with fitted wardrobes and modern en-suite shower room, three further good-sized bedrooms and a recently installed family bathroom with tasteful three piece white suite, low maintenance wet wall panelling and over-bath shower/splash screen.



Extras

All floor coverings, light fittings, curtains, white goods and integrated appliances will be included.

Gardens and Parking

To the front of the house is a neat lawned garden, peppered with planted beds and flowering bushes, together with a monobloc driveway and single garage to provide excellent off-street parking. To the rear is a substantial enclosed private garden, comprising areas of lawn, paved patio, planted beds and borders.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

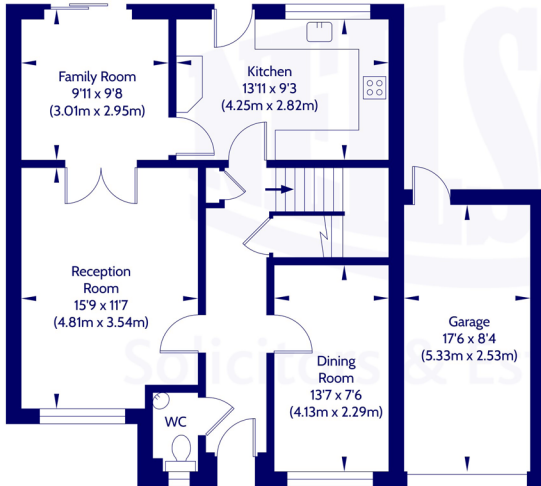
Hope Park Gardens is an established residential development situated in the well-connected town of Bathgate in West Lothian. The town centre offers a wide variety of everyday amenities including supermarkets, independent shops, cafés, bars and restaurants, along with leisure facilities such as a sports centre, golf course and picturesque open spaces to enjoy the outdoors. Families are well served with local schooling at both primary and secondary level, while commuters benefit from excellent transport links. Bathgate railway station provides regular services to Edinburgh and Glasgow, and the nearby M8 ensures swift road connections across the central belt and to Edinburgh Airport.



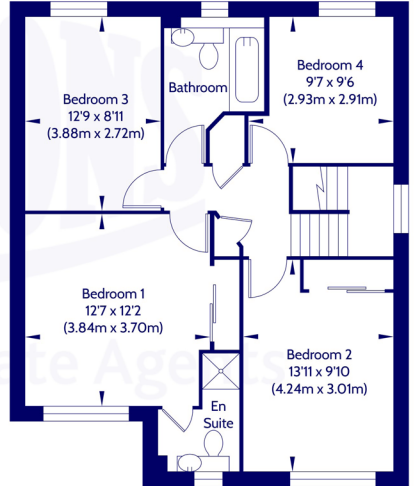


Approx. Gross Internal Floor Area 128 Sq M / 1380 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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