

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: [property@sneddons.com](mailto:property@sneddons.com)

W: [www.sneddons.com](http://www.sneddons.com)



**sneddons**  
solicitors & estate agents **S.S.C.**



## 40 Inch Crescent, Bathgate

Offers Over £215,000

- Spacious Family Home
- 5 Bedrooms
- Modern Kitchen/Diner
- Family Area
- Light and Airy Lounge
- Detached Garage
- Cul De Sac Location
- Viewing Essential



# 40 Inch Crescent, Bathgate

## Description

Situated in quiet Cul De Sac within the town of Bathgate is this deceptively spacious semi detached villa. Over the years the current owners have tastefully extended this property to create a spacious family home. The property will suit a variety of buyers including the less mobile, who needs accommodation arranged over one level, but still wanting space for the extended family. Internally the property is finished to a high standard and viewing is the only way to fully appreciate the space this lovely family home offers. The property further benefits from gas central heating, double glazing, fresh neutral decor, good storage and off street parking.

## Accommodation

The property is entered from the front into the vestibule that then gives access to the reception hallway. The lounge is situated to the front and has a bay style window making the room naturally light. There is a cast iron decorative open fire place making this the focal point. The family area has french doors to the rear garden and is open plan to kitchen diner making this the hub of the house. The modern and stylish fitted kitchen has ample base units with complementary work tops. Included in the sale is the five ring gas range. Also located on the lower level is a double bedroom with built in wardrobes. To complete the ground floor accommodation is the family bathroom that a three piece suite and a separate shower.

The upper level houses four bedrooms and a WC. All the bedrooms have combed ceilings with Velux style windows. There are two good size storage cupboards on the upper landing.

## Outside

To the rear of the property is a good size enclosed garden which is primarily laid to lawn. There is also a timber decking area. The detached garage is accessed from the rear.

To the front is a low maintenance garden that has a driveway giving off street parking.

## Local Area

The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

## Lounge

5.06m x 3.64m (16'7" x 11'11")

## Family Area

3.43m x 3.65m (11'3" x 12'0")

## Kitchen

5.97m x 2.61m (19'7" x 8'7")

## Utility Room

1.48m x 2.52m (4'10" x 8'3")

## Bedroom

3.68m x 3.65m (12'1" x 12'0")

## Bedroom

3.97m x 3.50m (13'0" x 11'6")

## Bedroom

3.97m x 3.50m (13'0" x 11'6")

## Bedroom

2.15m x 2.68m (7'1" x 8'10")

## Bedroom

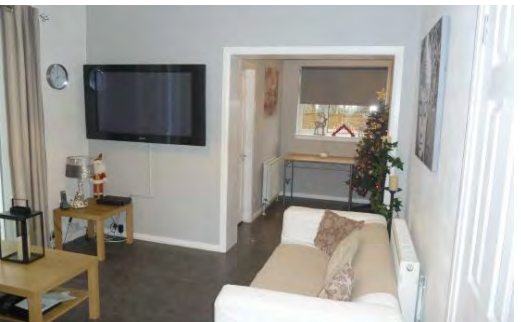
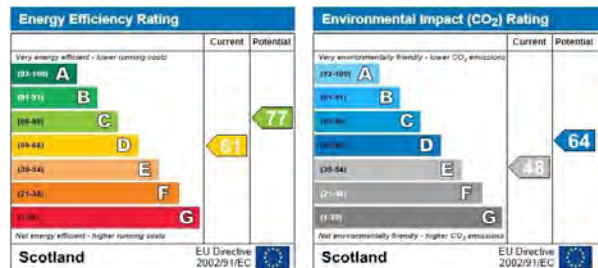
2.15m x 2.45m (7'1" x 8'0")

## WC

1.15m x 2.73m (3'9" x 8'11")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



**sneddons**  
solicitors & estate agents **S.S.C.**