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13 Ballencrieff Mill, Bathgate, EH48 4LL

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Ballencrieff Mill, Bathgate



Nestled quietly on the edge of Bathgate in an idyllic semi-rural cul-de-sac setting overlooking a picturesque stream, this impressive four-bedroom detached modern family home presented in immaculate condition promises a wonderful lifestyle.

Blending stylish contemporary interiors and a well-planned layout, it exudes an ambience of warmth and comfort and boasts a light-filled sitting room opening into a dining room overlooking the rear garden; stylish modern and good-sized kitchen; four light and airy bedrooms, one with an en-suite shower room; family bathroom and WC. Well-kept front and rear gardens alongside an integral garage and driveway perfectly complement the property.

Conveniently located less than a five-minute drive from the centre of Bathgate and superb transport links it also enjoys excellent proximity to an array of recreational activities for the whole family to enjoy including Balbardie Park of Peace Golf Club, Beecraigs Country Park, and Xcite Bathgate.

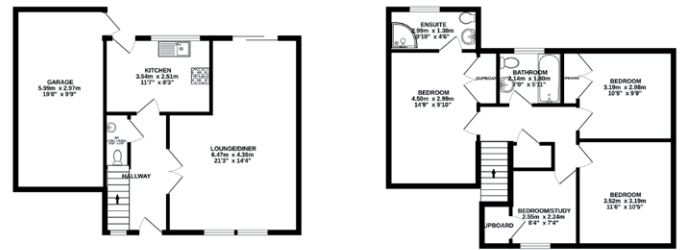
What's special about this house

- Wonderfully bright and spacious sitting room overlooking the front garden. Opening out into the adjoining dining room it is an ideal place to entertain and relax with an elegant interior of soft greys and whites.
- Versatile dining room with a delightful aspect to the rear along with access to the garden and terrace through patio doors.
- Stylish kitchen leading to the rear garden. High-spec integrated appliances including a gas hob, oven, and grill.
- Principal double bedroom finished with carpeting, built-in wardrobes, and a serene colour scheme. The adjoining en-suite walk-in shower room features a towel radiator, hidden cistern WC, and washbasin built into vanity.
- Neat front garden laid to lawn with established hedges. Tranquil rear garden overlooking a charming stream mainly consisting of a terrace and paving.
- Double-car driveway and integral garage with Electric Vehicle Charger.



Location and Amenities

- Catchment for Balbardie and St Mary's Primary Schools, Bathgate Academy, and St Kentigern's Academy.
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (23 miles) and Glasgow (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 15 miles from the property.
- Scenic green spaces on the doorstep including Beecraigs Country Park.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Balbardie Park of Peace Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.



TOTAL FLOOR AREA - 117.3 sq.m. (1260 sq.ft.) approx.
Made with Metrage 02024

Dimensions:

Ground Floor –

Lounge/Diner	6.47 x 4.36m
Kitchen	3.54 x 2.51m
WC	1.79 x 0.81m
Garage	5.99 x 2.97m

First Floor –

Bedroom (1)	4.50 x 2.99m
Bedroom (2)	3.52 x 3.19m
Bedroom (3)	3.19 x 2.98m
Bedroom (4) / Study	2.55 x 2.24m
Bathroom	2.14 x 1.80m
Ensuite	2.99 x 1.38m

Extras

All flooring covering, light fittings, blinds, curtains, oven/hob, fridge/freezer and two garden huts are included.

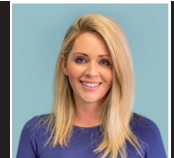
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Superb detached four-bedroom family home with gardens, driveway, and garage in a quiet and idyllic semi-rural setting close to Bathgate.”

Home Report valuation	£320,000
Internal floor area	117 m ²
School catchment	Balbardie and St Mary's Primary Schools, Bathgate Academy and, St Kentigern's Academy
Council tax band	Band F
EPC band	Band C
Train station	Bathgate 1.4 mile

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Pioneers in Property



Natasha Fontaine
Property Manager