

19 Belvedere Lane

BATHGATE, WEST LOTHIAN, EH48 4BU



Spacious, three-bedroom, detached house enjoys a quiet position at the end of a family friendly cul-de-sac



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McEwan Fraser Legal are delighted to present this spacious, three-bedroom, detached house to the market. Presented in excellent condition, the property enjoys a quiet position at the end of a family-friendly cul-de-sac. Benefits include an extensive family kitchen, gas central heating, double glazing, a large array of solar panels, EV charging point in the driveway, and a south-facing rear garden.

THE LIVING ROOM



Entering the property, you find a wide welcoming hallway which is bright, neutrally decorated and finished with quality laminate flooring. The charming main living room is to your right and enjoys plenty of floor space for a variety of different furniture configurations. This will give a new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN/DINER



Moving along the hall, you find a large dining kitchen which runs the full width of the property. This room has been created by absorbing an original 4th bedroom into the kitchen which could be easily reinstated. The change has created space for additional seating and a large dining table which ensures the kitchen will become the true heart of the home. The kitchen includes a full range of base and wall-mounted units set against a tiled splashback. There is excellent prep and storage space alongside free-standing appliances including a range cooker.





BEDROOM 1

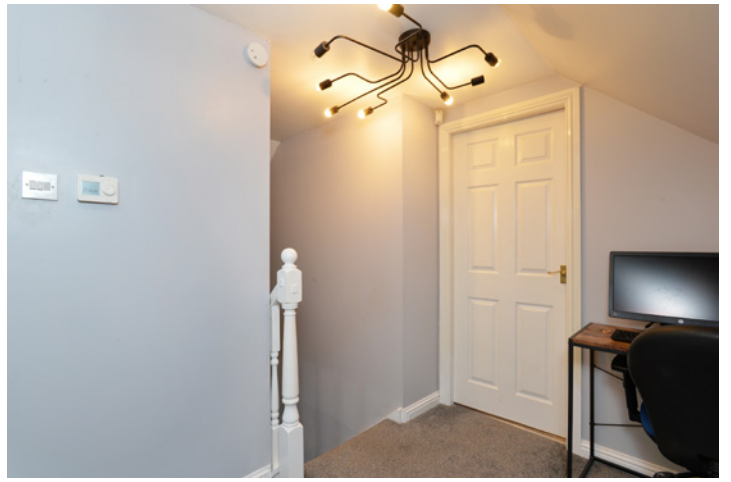


Bedroom one is on the ground floor and includes integrated wardrobes and ample floor space for further freestanding bedroom furniture. The bedroom sits adjacent to the main family bathroom which is partially tiled and boasts a three-piece white suite with a mains shower over the bath.



THE BATHROOM





Climbing the stairs, there are two further large double bedrooms and a stylish modern shower room.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3

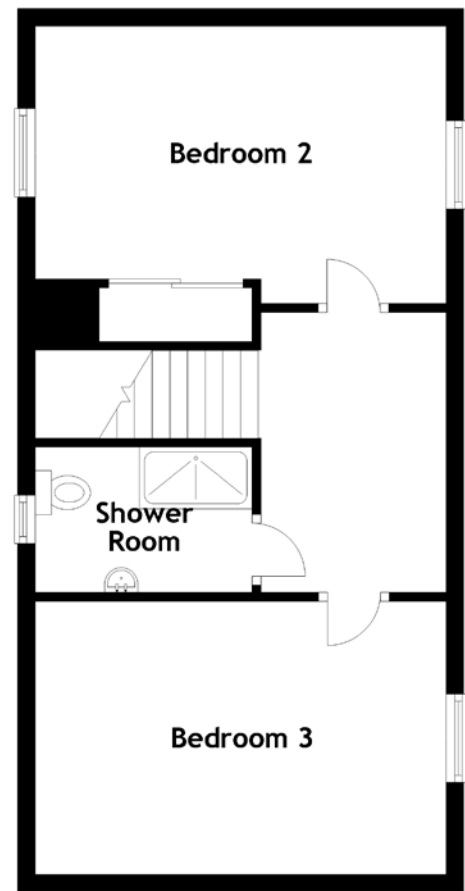
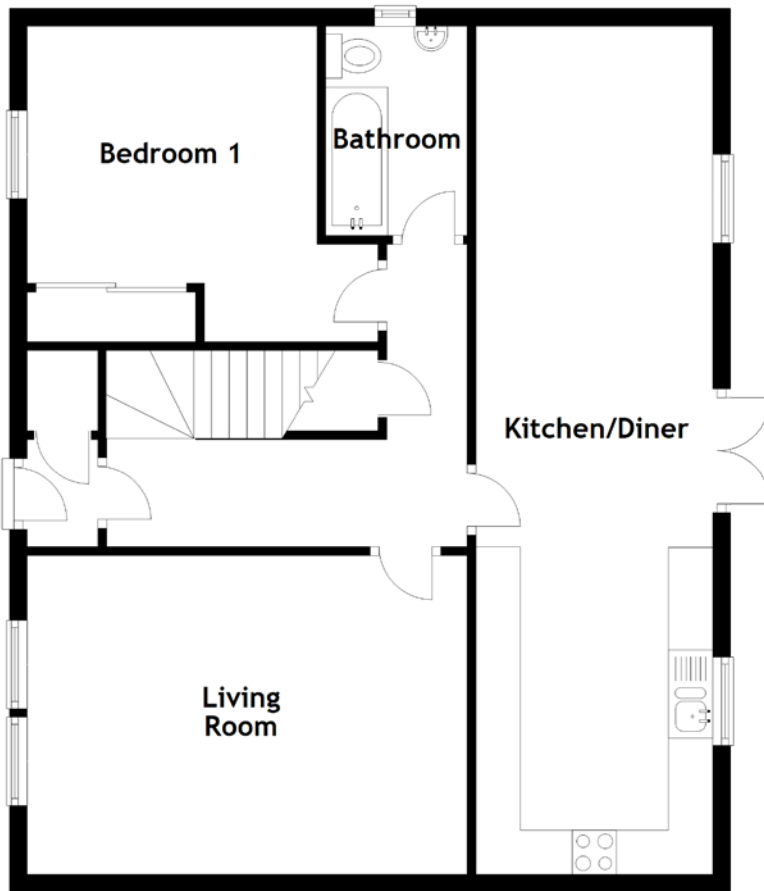


Externally, the property boasts a driveway and private garden which is laid to lawn in keeping with neighbouring properties. French doors open from the kitchen into the rear garden. The garden has been well landscaped with decking, a patio and artificial grass over two tiers. The garden is south-facing and gets direct sunlight for the majority of the day.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

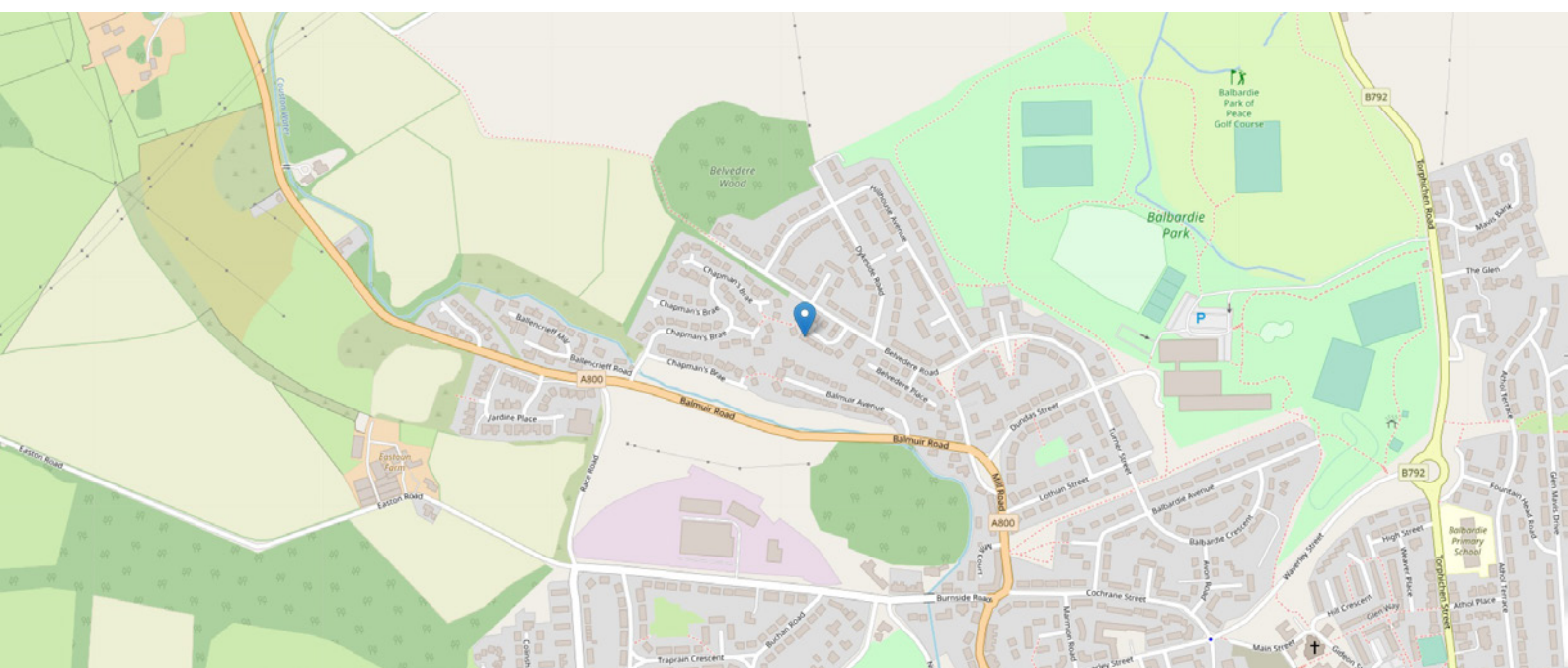


Approximate Dimensions (Taken from the widest point)

Living Room	4.98m (16'4") x 3.61m (11'10")
Kitchen/Diner	9.62m (31'7") x 2.68m (8'10")
Bathroom	2.37m (7'9") x 1.60m (5'3")
Bedroom 1	3.98m (13'1") x 3.57m (11'9")

Bedroom 2	4.65m (15'3") x 3.14m (10'4")
Bedroom 3	4.65m (15'3") x 3.09m (10'2")
Shower Room	2.45m (8') x 1.80m (5'11")

Gross internal floor area (m²): 120m²
EPC Rating: B



THE LOCATION

Bathgate town centre offers a wide range of amenities. The traditional shopping experience is maintained with ample parking and a mixture of high street favourites and good local businesses and speciality stores with a wide variety of supermarkets and several restaurants, coffee shops, bars and a cinema.





Further extensive shopping is available in Livingston, including the renowned Livingston Centre and Livingston Designer Outlet. Commuters will appreciate the first-class transport links provided by the railway station, with high-speed trains, to Glasgow, Edinburgh and beyond. Bathgate is situated conveniently close to the M8 and M9 motorways for easy access to Edinburgh Airport, just 25 minutes away. There is also a regular bus service networking throughout the county. Bathgate has a sports centre, a swimming pool and fitness suites; two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace course to the north. Popular local primary schools include Balbardie and Simpsons feeding into Bathgate Academy. There are also great local nurseries offering all day and wrap around care. In the surrounding area there is an abundance of countryside to explore. Beecraigs is a 370-hectare Country Park located in the Bathgate Hills near historic Linlithgow town. Additional country parks at Almondell & Calderwood and Polkemmet, all are excellent locations for families and walkers.



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