Brown&Co
PROPERTIES LTD

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16 Petershill Gardens

Bathgate, EH484DS

Offers over £205,000

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Set within a peaceful cul-de-sac position in this sought after residential development, this 3 bedroom semi-detached property offers an excellent choice for a first or next time family home. Petershill Gardens is tucked on the leafy outskirts of Bathgate, surrounded by scenic countryside views yet is within easy reach of the town centre, Beecraigs Country Park and nearby Balbardie Primary School. Bathgate boasts a wide selection of shops, restaurants and cafes within its town centre with a number of large retailers offering good choice for everyday needs. The town enjoys a central position along the M8 corridor that is perfect for commuting, with junction 3a offering convenient travel throughout the region. Bathgate train station is a further reliable link for commuters, with a regular service running to Edinburgh and Glasgow.

Client Comments

"Located on a quiet, friendly street with welcoming neighbours, this home is just minutes away from the heart of Bathgate's town centre and train station, offering the perfect blend of convenience and stunning sunset views."

Description

The property itself offers a well proportioned floorspace of almost 900 sqft, offering space for a couple or young family to grow. A generous open plan living and dining room is well suited to hosting friends or family gatherings, with feature media wall perfect for enjoying cosy evenings on the sofa in front of the TV. Patio doors to the rear allow a seamless indoor-outdoor lifestyle and will be well enjoyed during the summer months. The fitted kitchen is equipped with a range of sleek storage cabinets alongside an integrated oven, hob and microwave whilst the dishwasher and fridge-freezer will also remain as a part of the sale. Upstairs, there are 3 well proportioned bedrooms, with 2 larger doubles and a smaller single that could be well suited to meet home working arrangements or provide a nursery/playroom for an infant. The bathroom comprises a contemporary 3 piece suite with shower mounted across the bathtub, with stylish wet wall panels to offer low maintenance. Further storage space can be found on both levels, with the partly floored attic also proving useful for storing non-essential items. Gas central heating and double glazing provide further practical comfort, with the combi boiler only fitted in Nov 2025 and thus sold under warranty. The attached garage is partly converted to provide a handy multi-purpose space that is currently used for a home business, but could easily be reverted if the extra parking space was required. A store-room to the rear of the garage is ideal for tools and garden equipment. The enclosed rear includes a decked terrace and patio, with its south-west facing outlook proving a suntrap during the sunny weather. Parking for 2 cars can be found in the driveway to the front.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 16'7" x 14'3" (5.07m x 4.35m)

Kitchen 11'3" x 7'6" (3.45m x 2.31m)

Dining Room 11'3" x 8'6" (3.45m x 2.60m)

Studio / Office 12'7" x 8'3" (3.85m x 2.53m)

Bedroom 1 14'1" x 8'9" (4.31m x 2.68m)

Bedroom 2 11'5" x 9'11" (3.50m x 3.04m)

Bedroom 3 10'5" x 7'5" (3.20m x 2.27m)

Bathroom 6'3" x 6'0" (1.91m x 1.83m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, the dishwasher, fridge-freezer, electric fireplace and wardrobe in the rear bedroom will be included in the sale. The Pergola and fire pit can be included if required.

Key Info

Home Report Valuation: £210,000
Total Floor Area: 83m2 (900 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: D - £2115.84 per year
EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

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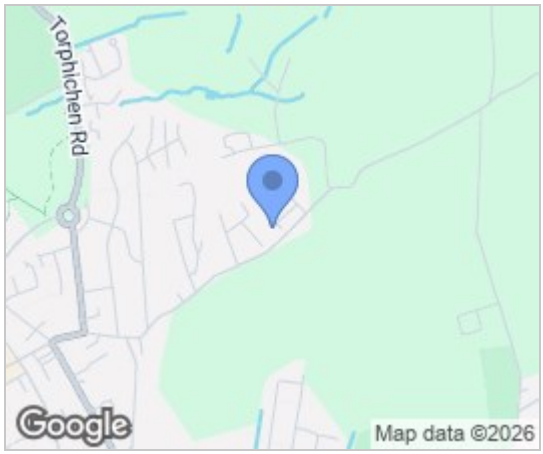
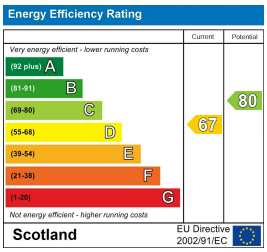
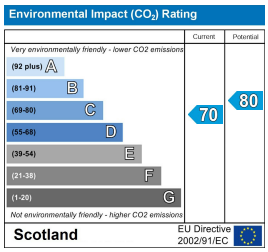
Area Map



Floor Plans

Energy Efficiency Graph