



## 101 Lang Drive

Bathgate, EH48 2LZ

Offers over £310,000



Set within the sought after Inchcross Grange development in Bathgate, this impressive 4 bedroom detached property offers a turn-key home for a family looking to take their next steps up the property ladder. Lang Drive is a desirable residential location by Baratt Homes and is perfectly placed for buyers keen to be close to local amenities, transport links and a range of walking routes. For those with a family, the house is within catchment for Simpson Primary School, with Bathgate Academy similarly easily located. The M8 junction is within minutes drive of the property, whilst Bathgate features a train station with excellent parking spaces and a regular service both east and west. For outdoor enthusiasts, there is a popular Golf Club nearby, whilst cycling and walking routes meander throughout the area towards the town centre, with a playpark available for children to enjoy.



## Description

The property itself is tastefully presented throughout and ready for the new owner to move in with ease. Four bedrooms offer space for a family of varying size or to help accommodate those who work from home. The master bedroom boasts an en-suite shower room and fitted wardrobes, whilst fitted wardrobes can also be found to bedrooms 2 and 4, allowing excellent space for family requirements. Further storage on both levels is perfect for everyday items. The main living room is a stylish space to relax and unwind, with a calming neutral palette ensuring everyday comfort. The dining kitchen at the rear is perfect for everyday meals or hosting family gatherings, with a range of storage cabinets and coordinating worktops. An adjacent utility is perfect for daily laundry needs, whilst a WC provides convenience for a busy family. The bathroom at first floor level is equipped with 3 piece suite, contemporary tiling and an overhead mixer shower. Externally there is a 2 car driveway to the front with an installed EV available for those with an electric car. The integral garage offers further secure parking, storage or conversion potential. The south-east facing rear garden is beautifully landscaped to provide easy maintenance, ensuring when the sun is shining all the family can relax and enjoy.

## 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 17'4" x 9'11" (5.29m x 3.03m)

Dining Kitchen 16'0" x 11'7" (4.90m x 3.54m)

Utility Room 6'5" x 5'11" (1.97m x 1.81m)

Bedroom 1 11'5" x 9'6" (3.48m x 2.91m)

En-Suite 7'1" x 6'5" (2.17m x 1.96m)

Bedroom 2 12'6" x 8'11" (3.83m x 2.74m)

Bedroom 3 9'6" x 7'8" (2.91m x 2.34m)

Bedroom 4 9'10" x 7'7" (3.01m x 2.33m)

Bathroom 6'10" x 5'7" (2.09m x 1.71m)

## Extras

All floor coverings, light fittings, blinds, curtains, garage flooring, cupboard, workbench and shelving, en-suite dispensers and cabinet, large mirror in main bathroom, wall mounted TV, media unit in living room and the shelving unit and mirror in downstairs WC included in the sale. Fridge-Freezer and dining table by separate negotiation.

## Key Info

Home Report Valuation: £315,000

Total Floor Area: 99m<sup>2</sup> (1065 ft<sup>2</sup>)

What3words: ///courts.happily.autumn

Factor Fee: £11 per month

Parking: Driveway & Garage

Heating System: Gas

Council Tax: F - £3569.07 per year

EPC: B

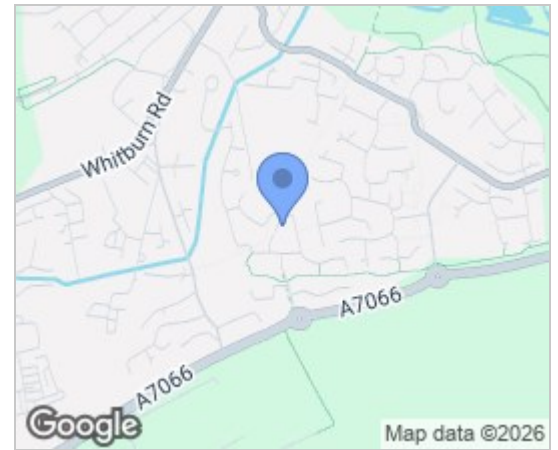
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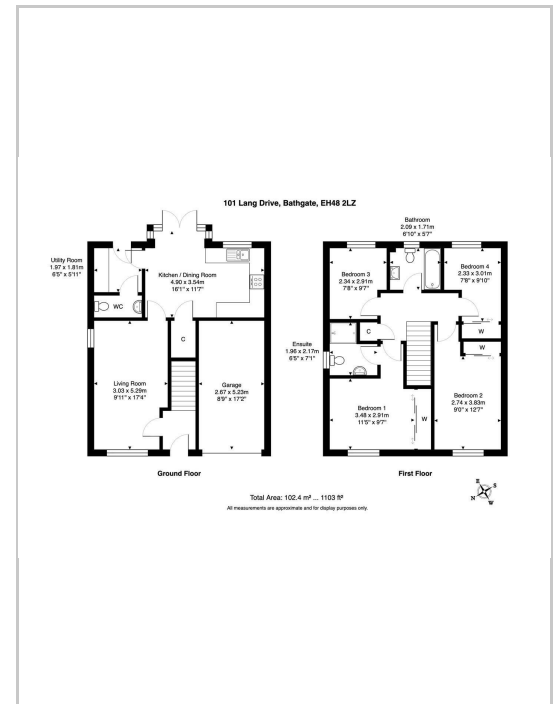
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## Area Map



## Floor Plans



## Energy Efficiency Graph

