



89 Hunter Grove

Bathgate, EH48 1NN

Offers over £345,000



Set within a peaceful cul-de-sac position within sought after Hunter Grove in Bathgate, this spacious 4 bedroom detached property offers a wonderful choice for buyers in search of a forever family home. The desirable residential location is well set with the family in mind, with Bathgate Academy found in short walking distance from the property itself. Commuters will benefit from easy access to the M8 via nearby junction 3a, whilst Bathgate Train Station is similarly accessible on foot to help those traveling throughout the central belt for work. National Cycle Route 75 runs parallel to the train line and can be accessed nearby for an additional link for buyers keen to explore or keep fit.



Client Comments

"Our home is our pride & Joy and were sad to leave, but we are excited for our new chapter. Its a lovely area, to live in. The neighbourhood is friendly & welcoming, with a real community feel, we've loved living here, and we are sure the next owner will too."

Description

The property boasts an impressive footprint of over 1400 sqft, providing a space for a young family to grow and put down roots. The ground floor features a versatile layout that should lend itself well to everyday family living or hosting and entertaining guests. The spacious main living room features attractive bay window to the front and is a tasteful room with feature gas fire. The open plan kitchen and sitting room is a more everyday space for watching TV or keeping an eye on children whilst cooking, with a range of storage cabinets complimented by a breakfast bar and integrated appliances. An adjacent utility room is perfect for daily laundry needs or additional storage, whilst a ground floor WC provides everyday convenience. A separate dining room is well suited for formal meals or offering scope to use as a study for buyers who work from home.

Upstairs, the property offers 4 well-proportioned bedrooms that are well suited for a family of varying size, with the impressive master including a dressing area with double wardrobes and an en-suite shower room. The 3 further double rooms are all well presented and pose good space for children or home working. The family bathroom comprises a 4 piece suite, aiding buyers who like a long soak in the bath or a quick shower in the morning. Gas central heating and double glazing throughout provide further practical comfort, with 2 cupboards on each level of the hallway to assist with storage requirements.

Externally, the property enjoys a generous tarmac driveway to allow off-street parking for a handful of cars. At its rear, a double garage provides additional parking, storage or entertainment use with a current set-up including a home bar area and extra appliance space. The enclosed rear garden offers something for all to enjoy, with a patio, lawn and decked terrace for hosting summer BBQ's or family gatherings. An open plan front garden offers a pretty façade, with the communal areas all maintained by factor.

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 21'8" x 11'0" (6.62m x 3.36m)

Kitchen / Sitting Room 21'9" x 11'5" (6.64m x 3.50m)

Utility Room 9'4" x 5'2" (2.85m x 1.58m)

Dining Room 10'1" x 9'7" (3.08m x 2.94m)

Bedroom 1 16'11" x 9'10" (5.17m x 3.01m)

En Suite 8'3" x 5'8" (2.52m x 1.74m)

Bedroom 2 11'10" x 11'3" (3.62m x 3.45m)

Bedroom 3 9'9" x 8'8" (2.99m x 2.65m)

Bedroom 4 9'11" x 7'10" (3.04m x 2.41m)

Bathroom 9'10" x 7'5" (3.02m x 2.28m)

Extras

All items of furniture currently within the property can be negotiated as part of the sale.

Key Info

Home Report Valuation: £350,000

Total Floor Area: 131m² (1410 ft²)

What3words: ///officials.rooftop.tiles

Parking: Driveway & Double Garage

Heating System: Gas

Council Tax: F - £1410.56 per year

EPC: C

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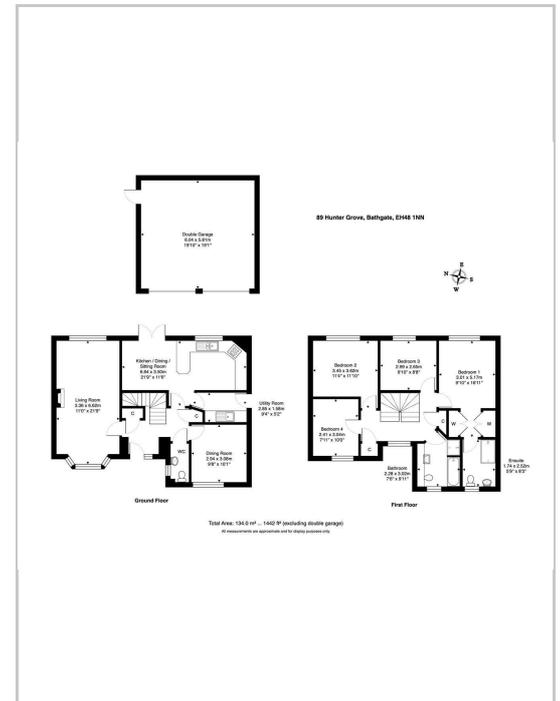
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Area Map



Floor Plans



Energy Efficiency Graph

