



## 2 Sibbalds Brae

Bathgate, EH48 2DU

Offers over £335,000



A rare opportunity to secure a bungalow within this desirable area of Bathgate is on offer with this 4 bedroom detached property on Sibbalds Brae. Tucked a short distance from the town centre, the property is a wonderful choice for buyers searching for single level living and offers a versatile layout on a generous plot. The location is ideal for owners of all ages, with the amenities of the town easily accessible alongside nearby Windyknowe Primary School and major transport connections such as the M8 and Bathgate Train Station. Within short walking distance are a range of scenic walking and cycling routes, including Little Boghead Nature Park and access to National Cycling Route 75.



## Description

Comprising over 1200 sqft of accommodation, the property is a comfortable size for buyers either moving up or down the property ladder, with a versatile layout that will appeal to those with a family or looking for space to cater for home working arrangements. Lovingly enjoyed by our client for over 30 years, it is now ready for the new owner to move in and create their own memories. Four bedrooms offer flexibility for a large family to utilise, with 3 good sized doubles complimented by a smaller single that would be well served as a nursery or home study. Fitted storage can be found to 3 of the rooms, whilst excellent everyday storage is also available from a handful of cupboards within the hallway. The spacious main living room is a comfortable space for everyday relaxing or entertaining guests, with ample room for a table to host daily meals or formal gatherings. The fitted kitchen is equipped with a range of storage cabinets and space for all the essential appliances, whilst a utility room with WC is a clever dual purpose space for laundry and extra storage. A recently updated bathroom boasts a 4 piece suite, providing the choice of a shower or a bath depending on individual preference or needs. Gas central heating and double glazing offer further practical comfort, with the combi boiler regularly maintained under maintenance agreement.

Externally the property sits nicely on a spacious plot, with front facing hedge offering privacy and acoustic barrier from the main road opposite. Excellent off-street parking is available via a driveway leading front to rear, where a detached garage offers additional secure parking space, power and storage potential for those looking to stay handy. The generous gardens offer something for all ages to enjoy and keep busy with, including a decked terrace to enjoy the afternoon or evening sunshine and host family BBQs.

## 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 / Dining Room 17'8" x 15'0" (5.39m x 4.59m)

Kitchen 12'9" x 9'10" (3.90m x 3.02m)

Bedroom 1 15'5" x 9'10" (4.70m x 3.02m)

Bedroom 2 13'0" x 9'10" (3.97m x 3.00m)

Bedroom 3 10'4" x 9'10" (3.17m x 3.02m)

Bedroom 4 9'10" x 7'11" (3.00m x 2.43m)

Bathroom 9'10" x 7'8" (3.02m x 2.34m)

## Extras

All blinds, light fittings, floor coverings, curtain poles and integrated appliances included in the sale. Other items are available by separate negotiation.

## Key Info

Home Report Valuation: £340,000

Total Floor Area: 114m<sup>2</sup> (1280 ft<sup>2</sup>)

What3words: ///instead.bind.pickup

Parking: Driveway & Detached Garage

Heating System: Gas

Council Tax: F - £3329.84 per year

EPC: C

## Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

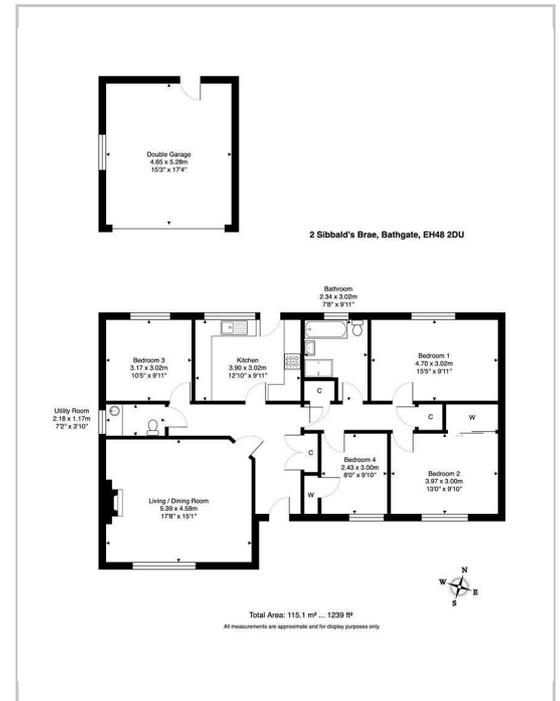
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## Area Map



## Floor Plans



## Energy Efficiency Graph

