



## 24 Glenmavis Drive

Bathgate, EH48 4BZ

Offers over £160,000



Located within a popular setting in the sought after town of Bathgate, this attractive 2 bedroom semi-detached property poses a wonderful choice for a range of buyer motivations. One of the biggest advantages of the location is how close it is to Bathgate town centre, with excellent transport links to both Edinburgh and Glasgow, regular bus routes to Livingston, and the M8 motorway just 5 minutes away proving especially handy for commuting professionals. Both Balbardie Primary and Bathgate Academy are within easy reach from the property to cater for those with a young family, whilst within the bustling town centre there are a range of shops, cafes and restaurants to assist with everyday living.



## Client Comments

"We've spent a great deal of time transforming the house into a cosy, relaxing home and it's been a lovely place to live. We absolutely love the area and are only moving to find a home with more bedrooms. It's a quiet, friendly street with a real sense of community – neighbours genuinely look out for one another. Next door are fantastic and whoever buys the house will be lucky to have them nearby. There's also a great play park just a few minutes along the road, which is perfect for families. It's the kind of place where everyone helps each other out, and that community spirit is something we'll really miss."

## Description

The property is a well-proportioned home that is elegantly presented throughout, allowing easy entry for the prospective new owner. The ground floor offers a comfortable main living room that is ideal for everyday relaxing, whilst a stylish fitted kitchen offers a range of storage cabinets, integrated appliances and a breakfast bar to offer space for daily meals. The family bathroom is also to the ground floor and comprises a contemporary 3 piece suite with rainfall mixer shower above the bath. Upstairs, there are 2 double bedrooms that are tastefully decorated in calming tones and offer space for a couple or young family to grow. The property also benefits from exceptional storage throughout. Bedroom 2 features 2 large PAX wardrobes which will remain with the sale, whilst there's a generous cupboard in the upstairs hall, another large cupboard downstairs, a traditional coal store to the rear, a substantial shed in the garden and a partially floored loft providing additional practical storage. The sizeable rear garden is a wonderful space for all the family to enjoy, with a sloped lawn providing opportunity to form a range of separate spaces to make the most of the sunny weather. Parking space can be found on-street to the front with potential to form a driveway like similar properties in the area subject to necessary planning consents.

## 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 15'3" x 11'9" (4.65m x 3.60m)**

**Kitchen 10'11" x 9'2" (3.35m x 2.80m)**

**Bedroom 1 14'9" x 12'1" (4.50m x 3.70m)**

**Bedroom 2 13'3" x 11'5" (4.05m x 3.50m)**

**Bathroom 6'11" x 5'4" (2.13m x 1.63m)**

## Extras

All blinds, light fittings, floor coverings, wardrobes in the bedroom and integrated appliances included in the sale.

## Key Info

Home Report Valuation: £165,000

Total Floor Area: 78m<sup>2</sup> (840 ft<sup>2</sup>)

What3words: //smirks.strategy.importing

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: D

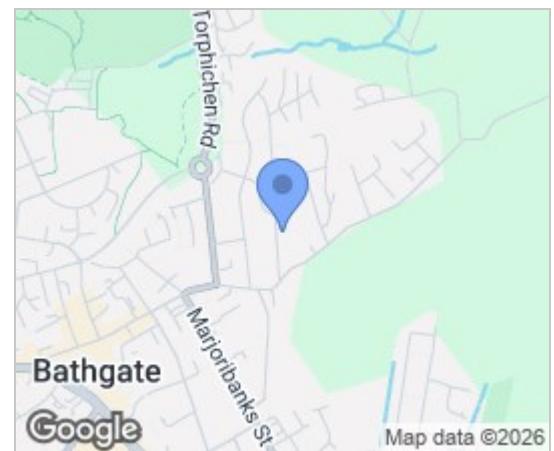
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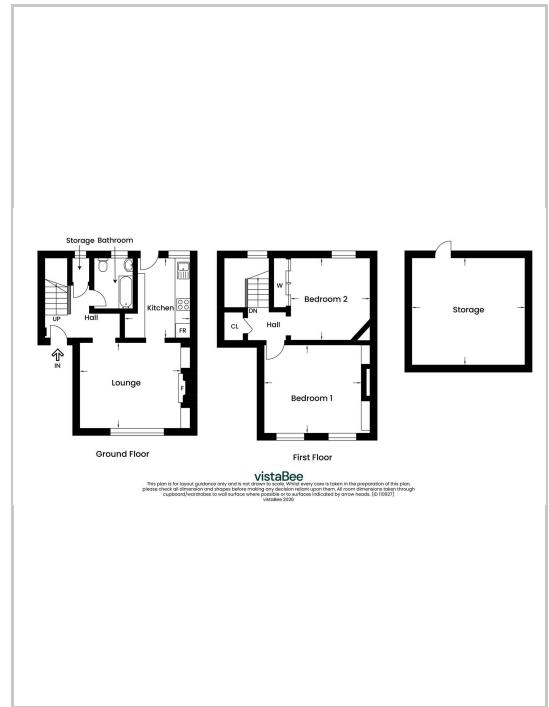
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## Area Map



## Floor Plans



## Energy Efficiency Graph

