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44 Marjoribanks Street

Bathgate, EH48 1AH

Offers over £440,000

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Description

A Unique and Characterful Detached Villa in Bathgate

Welcome to 44 Marjoribank Street, a truly charming and distinctive property set on a substantial plot with beautifully landscaped gardens. Conveniently located close to Bathgate's town centre and offering easy access to motorway links connecting Edinburgh and Glasgow, this spacious detached villa presents an exceptional opportunity for those seeking comfort, elegance, and convenience.

Arranged over two levels, the home boasts generously proportioned accommodation throughout. Upon entry, a storm porch leads into a warm and welcoming hallway. The light-filled lounge flows seamlessly into the open-plan dining room, where French doors open into the garden . These inviting spaces feature exquisite period details, including ornate ceiling cornices, a stunning ceiling rose, and a distinctive arch-shaped window that adds to the home's character.

The well-appointed kitchen is designed for both functionality and style, offering ample base and wall units, complementary worktops, a breakfast bar, and a five-ring gas Rangemaster. Integrated appliances, including a dishwasher and fridge freezer, ensure modern convenience.

To the front of the hallway, a versatile sitting room overlooks the picturesque front garden. This space could easily be used as a fourth bedroom or transformed into a spacious office or study. The ground floor also hosts a family bathroom, complete with a bath and separate shower.

Ascending to the upper level, you'll find a generous master bedroom with excellent built-in storage. French doors lead to a Romeo and Juliet balcony, providing breathtaking views of the garden. An en-suite shower room enhances the luxury of this primary bedroom. Two further well-sized bedrooms and a convenient WC complete the upper floor layout.

Externally, this property is a true standout. The beautifully landscaped gardens feature mature trees, pristine lawns, and an array of vibrant flowers and shrubs, creating a serene and picturesque retreat. A monoblocked driveway provides ample off street parking and access to the detached garage.

Viewing is essential to fully appreciate the space, character, and prime location this wonderful home has to offer.

Bathgate

The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge

17'0" x 13'5" (5.20 x 4.11)

Dining Area
9'10" x 12'1" (3.00 x 3.70)

Sitting Room / Bedroom 4
9'10" x 10'11" (3.00 x 3.35)

Kitchen
11'8" x19'8" (3.57 x6.00)

Bathroom
9'9" x 7'6" (2.98 x 2.30)

Master Bedroom
16'4" x 13'9" (5.00 x 4.2)

En Suite
8'2" x 6'1" (2.5 x 1.87)

Bedroom 2
9'4" x 11'1" (2.85 x 3.4)

Bedroom 3
8'10" x 9'10" (2.7 x 3.00)

WC
5'6" x 3'10" (1.70 x 1.18)

Contact Us

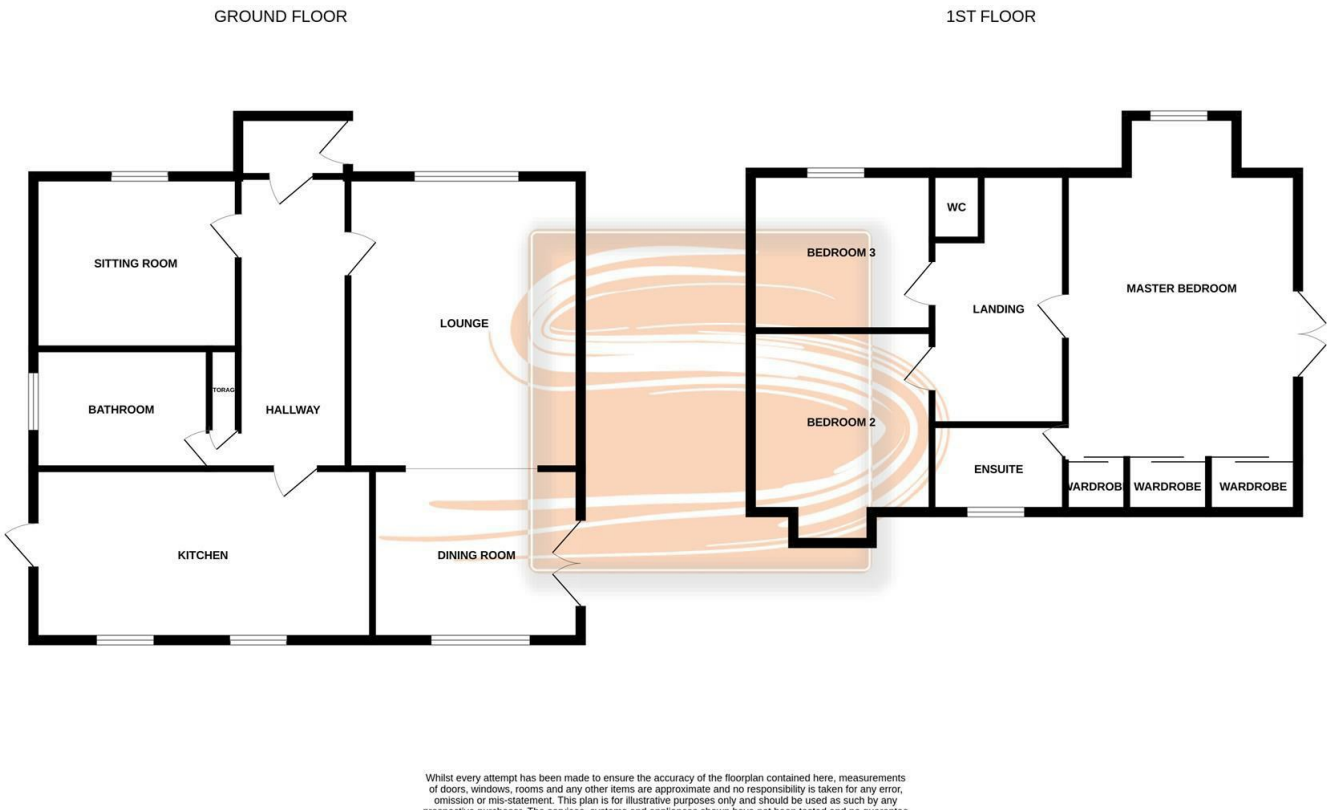
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

Road Map

Hybrid Map

Terrain Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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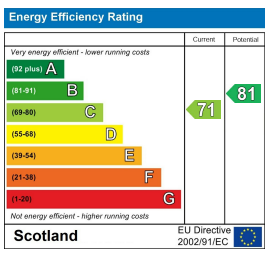
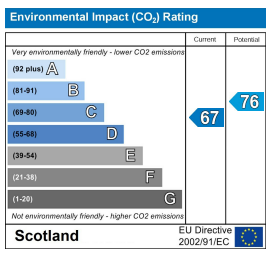
Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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