



DRUMCROSS STEADING BATHGATE | FIXED PRICE £350,000

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DRUMCROSS STEADING

BATHGATE

£350,000

Nestled in the charming location of Drumcross Steading, Bathgate, this delightful link semi-detached house offers a perfect blend of modern living and picturesque countryside views. Built in 2006, the property boasts a generous living space of 1,593 square feet, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming wide hall area leading to the kitchen and lounge area that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house features four well-proportioned bedrooms, ensuring ample space for relaxation and privacy. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household. A large storage space is under the stairs. A jacuzzi bath is in situ in the main bathroom and a further WC is on the lower floor.

The property is set within a community-focused area, offering a friendly environment for families and individuals alike. Access to local schools is convenient, making it an excellent choice for families with children. Additionally, transport links are readily available, providing easy connections to nearby towns and cities.

Location

Nestled in the tranquil surroundings of Bathgate's countryside, this beautifully extended terraced steading offers the perfect blend of rustic charm and modern living. Originally constructed in 2006, the property has been thoughtfully enhanced to create a spacious and versatile home ideal for families or those seeking a peaceful living style.

While set in a peaceful location, the home is within reach of Edinburgh's vibrant city centre, offering a wide range of retail, leisure, and educational facilities. Dining options and schools are accessible, though the immediate area retains its quiet, rural character.

Key Features

Double-glazed windows throughout

Quiet, low-pollution area with nearby green spaces

Excellent broadband speeds (up to 1600 mbps)

Easy access to Bathgate and Livingston North rail stations

Edinburgh International Airport just 16 miles away

Close to M90 and Scotland's major motorway network

The property benefits from a sizable plot (approx. 1,884 sq ft), offering potential for landscaped gardens, outdoor entertaining, or simply enjoying the serene surroundings.

Gardens and Garage

Private rear garden laid with paving and gravel—low maintenance and perfect for relaxing or entertaining. Mix of slabs, gravel and grass.

Electric vehicle charging point and dedicated parking space at the front (and additional charging point at the garage location).

External water tap for garden use

Residents and visitor parking available (resident parking in front of the property)

Extras

- Steading offers semi-rural accommodation providing peace and tranquility
- Excellent transport links via Bathgate and Livingston North Rail stations
- Broadband speeds up to 1600 mbps - perfect for streaming or remote working
- Close to local supermarkets eg Tesco, Lidl, Aldi and Morrisons
- 4 Double Bedrooms (one currently used as office) - two on lower floor
- Highly rated schools nearby at both primary and secondary levels
- Superb modern bathrooms (one ensuite) including Jacuzzi (plus WC) on lower ground
- LPG heating - underfloor heating in the main bathroom

Interested in Viewing this Property?

Viewing by appointment. Call your local Estate Agent, Lynda Wilson, to see this property. 07809330678.

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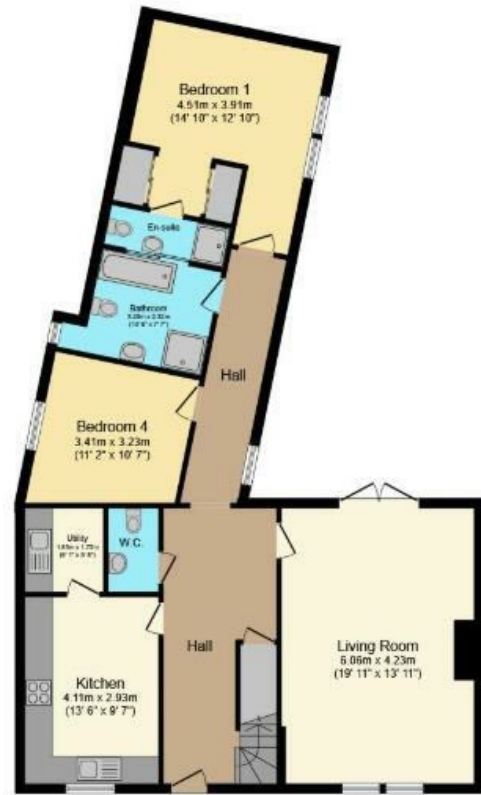
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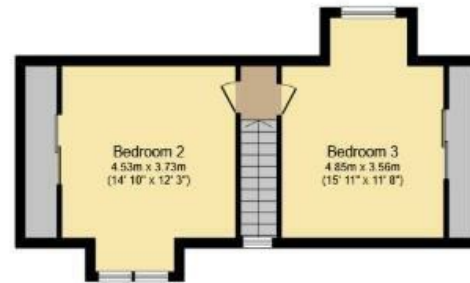
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Ground Floor



First Floor

Total floor area 144.4 m² (1,555 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



To view this property call **AMAZING RESULTS!™** on 07809 330678



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