



## 1 Forrest Place, Bathgate, West Lothian EH48 2GZ

### Offers Over £245,000

Superb Detached Villa comprising lounge/dining room, fitted kitchen/breakfast room with French doors leading to rear garden, family room, downstairs WC, three double and one single bedrooms/master with large ensuite shower room, and family bathroom, both with mains shower. The property also benefits from gas central heating with a combi boiler, UPVC double glazing, fully enclosed delightful rear garden with large decked areas, astro turf and hot tub, and double monobloc driveway.

Enjoying the benefits of the new facilities that Armadale has to offer and close to the train station, Asda, family restaurant and Southdale Primary School.

- Four Bedrooms, 3 with fitted wardrobes
- Low Maintenance rear garden
- Double Monobloc Driveway
- EPC C
- Large ensuite shower room
- Hot Tub
- Gas Central Heating with Combi Boiler
- Spacious family room
- Partially floored loft with ladder
- Close to station & primary school

## Hall

Access through smart new front door with opaque glazed insets. New vinyl flooring through hall and WC. Quality carpeted staircase to upper landing. Two radiators.

## Downstairs WC

Fitted with two piece suite comprising pedestal wash hand basin with mixer tap and dual flush WC. Opaque glazed window with Roman blind. Radiator.

## Lounge/Dining Room

19'5" x 13'7" (5.92m x 4.14m)

Spacious sitting/dining room with front facing boxed bay window with shutters. Laminate flooring, two radiators,

## Fitted Kitchen/Breakfast Room

17'x 8'3" (5.18mx 2.51m)

Fitted with base and wall mounted units, 5 burner gas hob, extractor hood, electric fan assisted oven, 1.5 bowl sink with side drainer and mixer tap, complementary worktops with tiling above. Ample room for table and chairs. French doors and rear facing window with Roman blind. Doors to family room, lounge/dining room and storage cupboard. Laminate flooring, radiator, two-way spotlights.

## Family Room

16'5" x 8'10" (5.00m x 2.69m)

Superb room with front facing window with fitted blinds. Door to walk-in cupboard housing combi gas central heating boiler. Laminate flooring, downlighters.

## Upper Landing

Doors to three double bedrooms and single bedroom, family bathroom and shelved cupboard. Hatch to partially floored attic with ladder.

## Master Bedroom

14' x 9' (4.27m x 2.74m)

Spacious master bedroom with front facing window, curtains and pole. Fitted wardrobe. Fitted carpet, radiator. Door to ensuite shower room.

## Ensuite Shower Room

9' x 6'5" (2.74m x 1.96m)

Fully tiled and fitted with dual flush WC, wash hand basin built into vanity unit/mirror with lights and power, and large walk-in shower cubicle with mains shower. Opaque glazed window. Ceramic tiled floor, chrome vertical radiator, downlighters.

## Bedroom Two

14'5"x 8'7" (4.39m'x 2.62m)

Double bedroom with front facing window, curtains and pole. Fitted wardrobe. Fitted carpet, radiator.

## Bedroom Three

10'4" x 10'2" (3.15m x 3.10m)

Double bedroom with rear facing window, curtains and pole. Fitted wardrobe. Fitted carpet, radiator.

## Bedroom Four

8' x 7' (2.44m x 2.13m)

Good sized fourth bedroom with front facing window and Roman blind. Fitted carpet, radiator, display area.

## Bathroom

6'5" x 6'4" (1.96m x 1.93m)

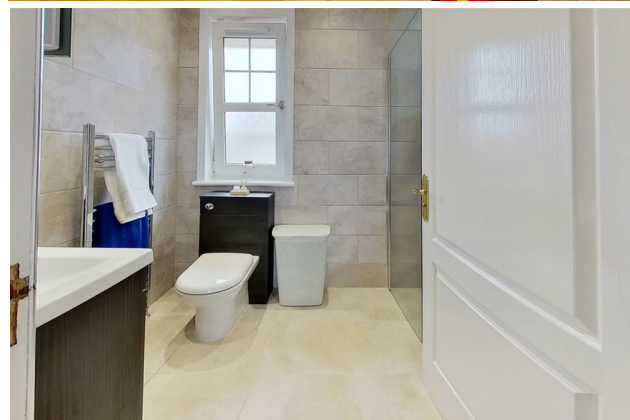
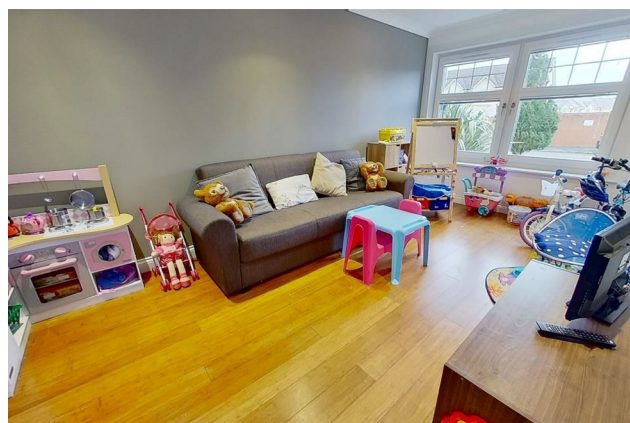
Fitted with pedestal wash hand basin with mixer tap, dual flush WC and bath with mixer tap, mains shower and glazed screen. Tiled to ceiling height around bath and to dado height on other

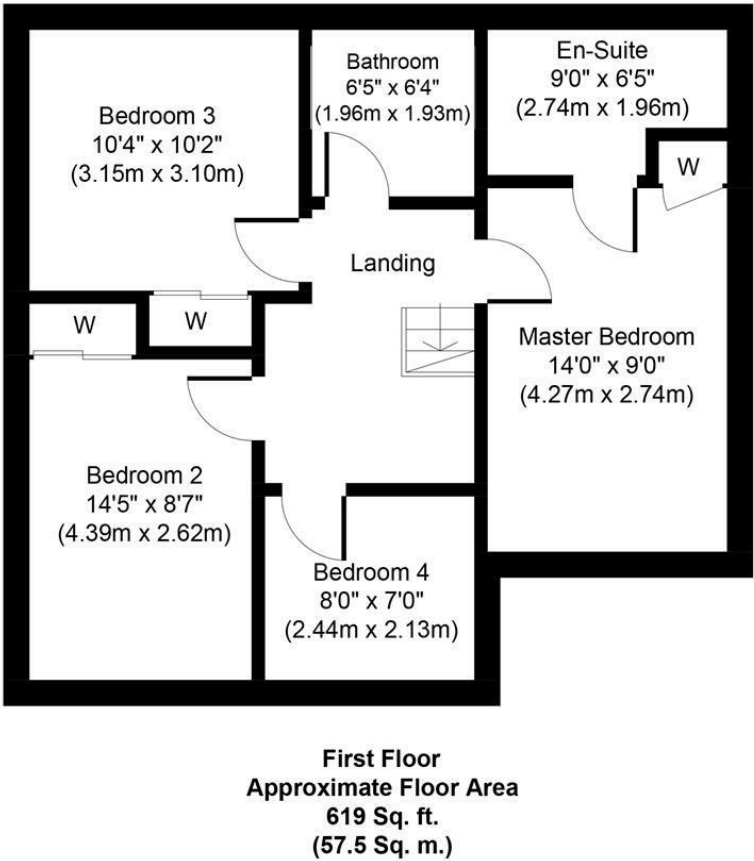
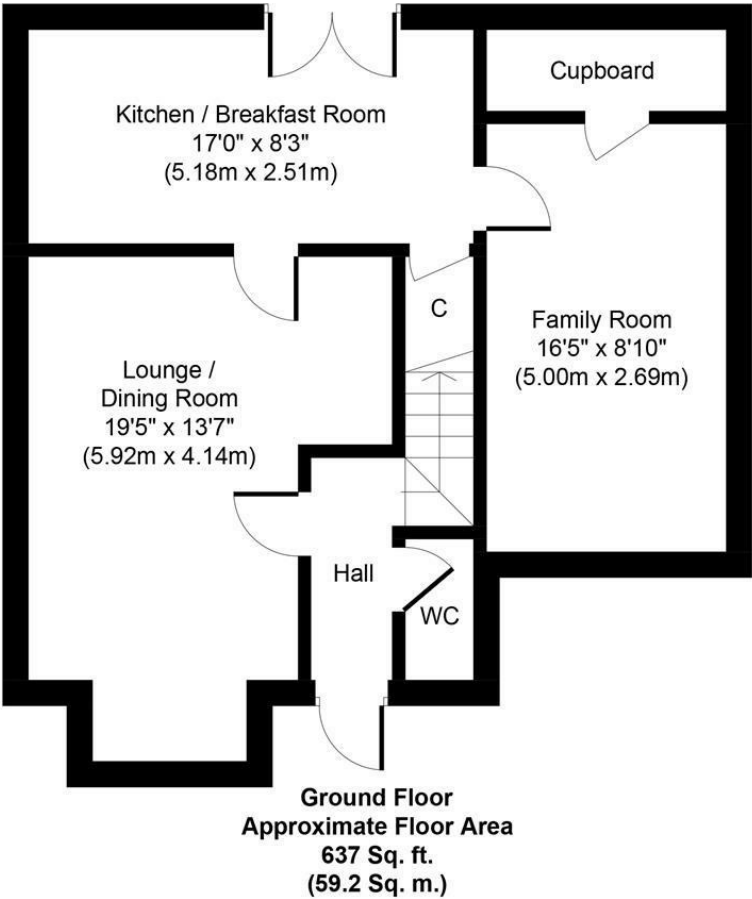
walls. Opaque glazed window with Roman blind. New vinyl, radiator.

## Gardens

The fully enclosed low maintenance rear garden is laid to large decked patios and astro turf. The hot tub is included in the sale. Front and back hot and cold water taps. To the front there is a grassed area and double monobloc driveway.

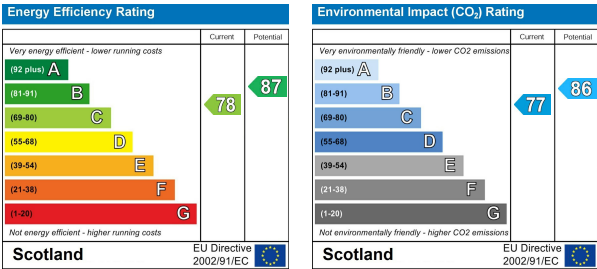






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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