Brown&Co
PROPERTIES LTD

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16 Inchcross Drive

Bathgate, EH48 2HD

Offers over £415,000

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Located within a seldom available residential development in Bathgate and offering substantial accommodation that is offered on a chain free basis, this impressive detached home on Inchcross Drive offers excellent versatility for buyers in search of their next family home that can adapt as the needs of the household change. The property is a perfect base for a commuting family with a nearby junction to the M8 motorway offering easy travel throughout the central belt for work or leisure. Within Bathgate itself is a range of schooling for all ages, wide range of shops and food outlets and a handy selection of recreational amenities including a highly regarded golf club and a sports centre. Great nearby walking and cycling routes link throughout the area, with the popular Nation Cycle Route 75 easily accessible from the property itself.







Client Comments
"Its a lovely quiet area with the house set at the end of a cul-de-sac meaning it is very safe for children."

Description
Comprising 1900 sqft of accommodation, the generous property boasts a flexible layout that lends itself very well to ever changing needs around everyday family living. The ground floor features 2 separate reception rooms, with 1 of these previously utilised as a dining room for everyday or special occasion meals that could easily be used as an additional bedroom, cosy TV room or home office. The spacious main living room is centered around a handy wood burning stove, perfect for enjoying the chilly winter weather that creates lots of heat throughout the home when used.

The sizeable dining kitchen spans the majority of the rear of the property and forms the heart of the home, with space for cooking, casual dining and gathering to entertain friends or family. Double doors connect this room to the conservatory, creating an additional living area with direct access to outside. An adjacent utility room is a practical space for laundry requirements or kicking off muddy boots after working in the garden. A convenient ground floor WC lies at the end of the hallway adjacent to the first of the double bedrooms, offering this to be a good space for visiting guests or multi-generational living who require a bedroom at entrance level.

Upstairs, the particularly generous principal bedroom is a standout feature, offering extensive space for bedroom furniture alongside built-in storage and a private en-suite shower room. Two further double bedrooms are served by a spacious four-piece family bathroom, comprising a bath, separate shower enclosure, WC and wash hand basin. Additional cupboards on the landing provide useful storage, whilst the attic area is floored for excellent further storage with handy drop-down ladder for easy access.

Externally, the property sits on a good plot at the end of the cul-de-sac, ensuring no through traffic. Parking is available for a handful of cars, whilst a detached garage adds further appeal to provide space for extra parking, storage or hobbies. A lean-to shed sits to the side of the garage to offer a multi-purpose area for those working from home. The enclosed rear garden is laid to lawn, with a decked terrace ideal for enjoying the afternoon sunshine or hosting summer BBQ's.

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 17'5" x 12'5" (5.32m x 3.81m)

Kitchen / Dining Area 23'7" x 9'8" (7.19m x 2.95m)

Utility 6'8" x 5'5" (2.04m x 1.67m)

Dining Room 14'8" x 9'8" (4.48m x 2.96m)

Conservatory 12'4" x 11'4" (3.78m x 3.46m)

WC 5'10" x 5'5" (1.78m x 1.67m)

Bedroom 1 25'0" x 15'10" (7.64m x 4.84m)

Ensuite 9'1" x 9'0" (2.77m x 2.76m)

Bedroom 2 12'6" x 12'2" (3.83m x 3.71m)

Bedroom 3 14'2" x 9'8" (4.34m x 2.96m)

Bedroom 4 9'6" x 9'2" (2.92m x 2.80m)

Bathroom 10'1" x 9'1" (3.08m x 2.77m)

Garage 18'11" x 10'6" (5.79m x 3.22m)

Extras
All blinds, light fittings, floor coverings, the conservatory furniture and kitchen appliances are included in the sale. Some other larger items are negotiable as unsuitable for the next move.

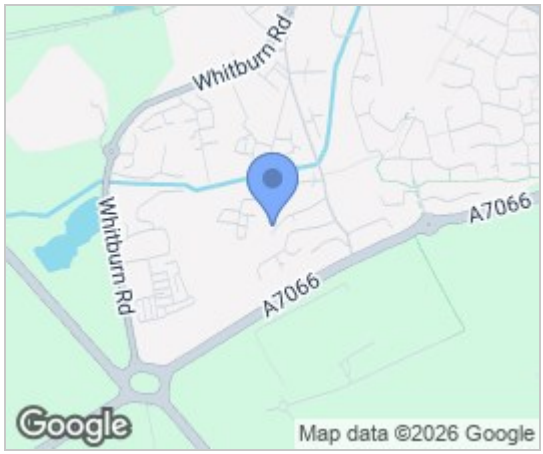
Key Info
Home Report Valuation: £420,000
Total Floor Area: 177m2 (1900 ft2)
What3words: ///agency.renting.machinery
Parking: Driveway & Garage
Factor Fee: £180 per year (approx)
Heating System: Gas
Council Tax: F - £3569.07 per year
EPC: C

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.

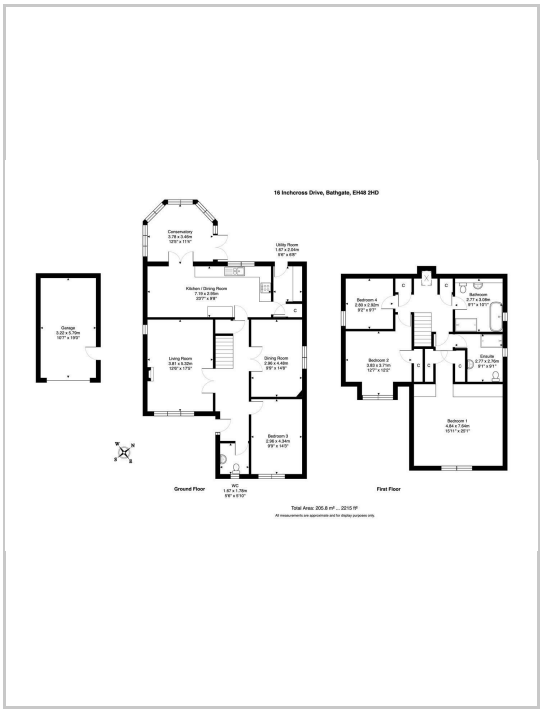
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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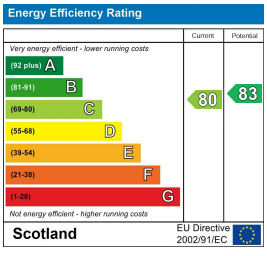
Area Map

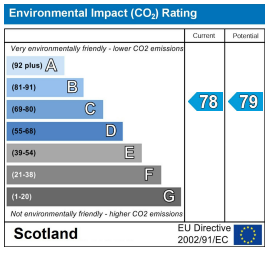


Floor Plans



Energy Efficiency Graph





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