



**RE/MAX** PROPERTY



60 Race Road, Bathgate, West Lothian, EH48 2AU

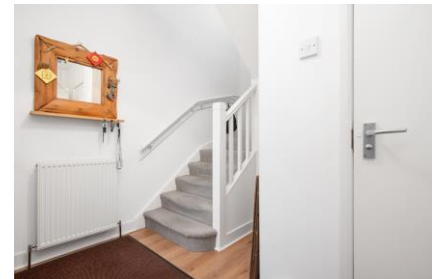
- ***Gorgeous 2 Bedroom Semi-Detached Villa***
  - ***Popular Section Of Bathgate***
    - ***Lovely Lounge***
    - ***Modern Kitchen***
  - ***2 Double Bedrooms***
  - ***Sleek Family Bathroom***
    - ***Large Gardens***
    - ***Multi-Car Driveway***

**\*\*STUNNING 2 BEDROOM SEMI-DETACHED HOME!!\*\***

Niall McCabe and RE/MAX Property are delighted to offer to the market this lovely and seldom available 2-bedroom semi-detached villa that's been recently re-decorated, has a double driveway and is flooded with natural light. Located on the ever-popular Race Road, Bathgate which is close to all local amenities & schooling, creating the ideal first or next step on the property ladder.

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance. The home report can be downloaded from our website.

Freehold Property  
Council tax band A  
There are No Factor Fees



### Entrance Hallway

11' 10" x 10' 1" (3.61m x 3.08m)

Spacious entrance hallway, complete with sleek laminate flooring & fresh décor. From here you access the lounge at the front, a modern kitchen, bathroom & the stairway to the upper level.

### Lounge

14' 6" x 13' 5" (4.42m x 4.08m)

Bathing in natural light, the lounge is a fabulous space – it has been finished in a neutral palette and enjoys a large picture window overlooking the front aspect, which in turn floods the room with natural light. The room further benefits from having Oak effect laminate, ample power points & central lighting.

### Kitchen

10' 3" x 7' 11" (3.13m x 2.41m)

Modern & fully fitted high gloss kitchen, accompanied by a range of base & wall mounted cabinetry. There is space for freestanding appliances and a gorgeous splashback design. From here you gain access to the well-maintained rear garden.

### Bedroom 1

14' 2" x 13' 3" (4.33m x 4.04m)

The master bedroom is of fabulous proportions and enjoys dual front facing windows – which command views over the surrounding development. The room boasts carpeted flooring, ample floorspace for various furniture formations and a large cupboard.

### Bedroom 2

10' 10" x 10' 2" (3.30m x 3.10m)

Bedroom 2 is a further double room which has been finished in delightful creamy hues. The room is impeccably styled and also benefits from a neat storage solution.

### Family Bathroom

6' 9" x 2' 8" (2.06m x 0.82m)

Completing the internal accommodation is a lovely 3-piece family bathroom. Comprising of a luxurious white suite – a large bathtub, wash hand basin & W.C – the walls and floor enjoys stunning contrasting panelling. There is also a pretty, glazed window.

### Exterior

Externally, the property is bound by vast, mature gardens. To the front there is a multi-car driveway and a luscious lawn. To the rear, the garden is bound by high fencing for maximum privacy – it enjoys a vast lawn, patio section and space for outdoor storage areas.





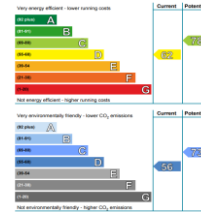
FLOOR 1

SPACE INTERNAL AREA  
FLOOR 1 TOTAL IN SQUARE FEET (GROSS)  
TOTAL 342 SQ. FT. (GROSS)



FLOOR 2

SPACE INTERNAL AREA  
FLOOR 2 TOTAL IN SQUARE FEET (GROSS)  
TOTAL 144 SQ. FT. (GROSS)



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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