

# 14 Craigrigg Cottages

WESTFIELD, BATHGATE, EH48 3DH



*SPACIOUS TWO BEDROOM  
TERRACED HOUSE*



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McEwan Fraser Legal is delighted to present this two-bedroom generously proportioned mid-terraced cottage in the settlement of Bridgehouse.

The property has been well maintained by the current owner, having undergone a complete refurbishment in 2017/18.

As soon as you walk through the door of this cottage you immediately have a feeling of homeliness with engineered wood flooring to the hall, living and dining room. The property comprises of a spacious living area which features a Parkray Aspect Eco multi fuel stove and useful traditional press cupboards with shelving above. The window shutters offer versatility for light in the day and warmth at night.

## The Property

A fully equipped kitchen leads off the lounge providing an excellent space to prepare family meals, also having sufficient space for a small table if needed. The kitchen is fitted with an integrated Zanussi fridge freezer, Zanussi ceramic hob with Bosch extractor fan above. There are 2 full size digital Neff 'Hide and Slide' ovens giving plenty of scope for cooking and making the most of the space on offer. The kitchen enjoys views to the rear garden and farmland fields beyond.





Also located on the ground floor you will find a fully tiled shower room featuring a large walk-in shower cubicle with mains rainfall shower.





There is a spacious, dining room with a large built in understairs storage cupboard and traditional press cupboard with shelving and lighting above. The rear aspect window is again fitted with shutters giving versatility for light and privacy and a staircase leading to the bedrooms.



The property has two double bedrooms, an impressive primary bedroom featuring a Juliette balcony and French doors with far reaching views to the rear. There is a large en-suite bathroom with free standing bath and a dressing room with wardrobes either side. This could be used as a home office/ nursery if desired. Alternatively, a third bedroom could be created with minimal alteration to the master bedroom itself.

Bedroom two has a rear aspect with options of free-standing furniture.

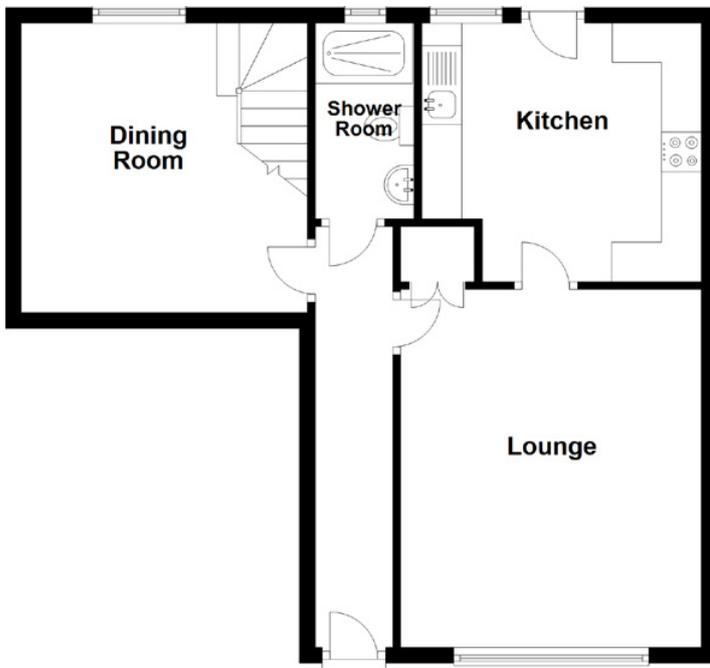






**Bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.79m (12'5")	En-suite	3.19m (10'6") x 2.66m (8'9")
Kitchen	3.52m (11'7") x 3.29m (10'9")	Dressing Area	3.19m (10'6") x 2.10m (6'11")
Dining Room	3.68m (12'1") x 3.61m (11'10")	Gross internal floor area (m <sup>2</sup> ):	105m <sup>2</sup>
Bedroom 1	4.87m (16') x 3.87m (12'8")	EPC Rating:	D
Bedroom 2	3.87m (12'8") x 2.39m (7'10")		
Shower Room	2.49m (8'2") x 1.25m (4'1")		



Internally the property benefits from uPVC double glazed windows and doors throughout, the oil-fired central heating is serviced by the external oil-fired combi boiler and fully bunded oil tank both fitted in 2018.

Externally to the rear, there is communal access for utilities, leading on to a sunny 60-foot landscaped garden with various zones for seating and eating. A Keter Composite shed with power outlet and vent for a tumble drier provides plenty of outdoor storage. On street parking can be found at the front of the property. Viewing is highly recommended to appreciate all this property has to offer!

## The Property





The property enjoys a rural location, situated near the River Avon and Bathgate Hills and many scenic footpaths and quiet roads frequented by walkers, horse riders and cyclists. Bridgehouse is a quiet hamlet to the south of Westfield with its own vibrant community hall in which regular social events are held bringing the whole village together. There is also a play park for the younger members of the village, together with the popular Red Telephone Box book swap! Larger towns are also within easy reach, with a regular bus service from the village to Armadale for easy access to the Health Centre and Community Centre. Bathgate and Livingston also to the South, and Falkirk and Linlithgow to the North, all towns having mainline train stations with good connections to Edinburgh, Glasgow and Stirling. The M8 and M9 are also within easy reach of the village.

## The Location

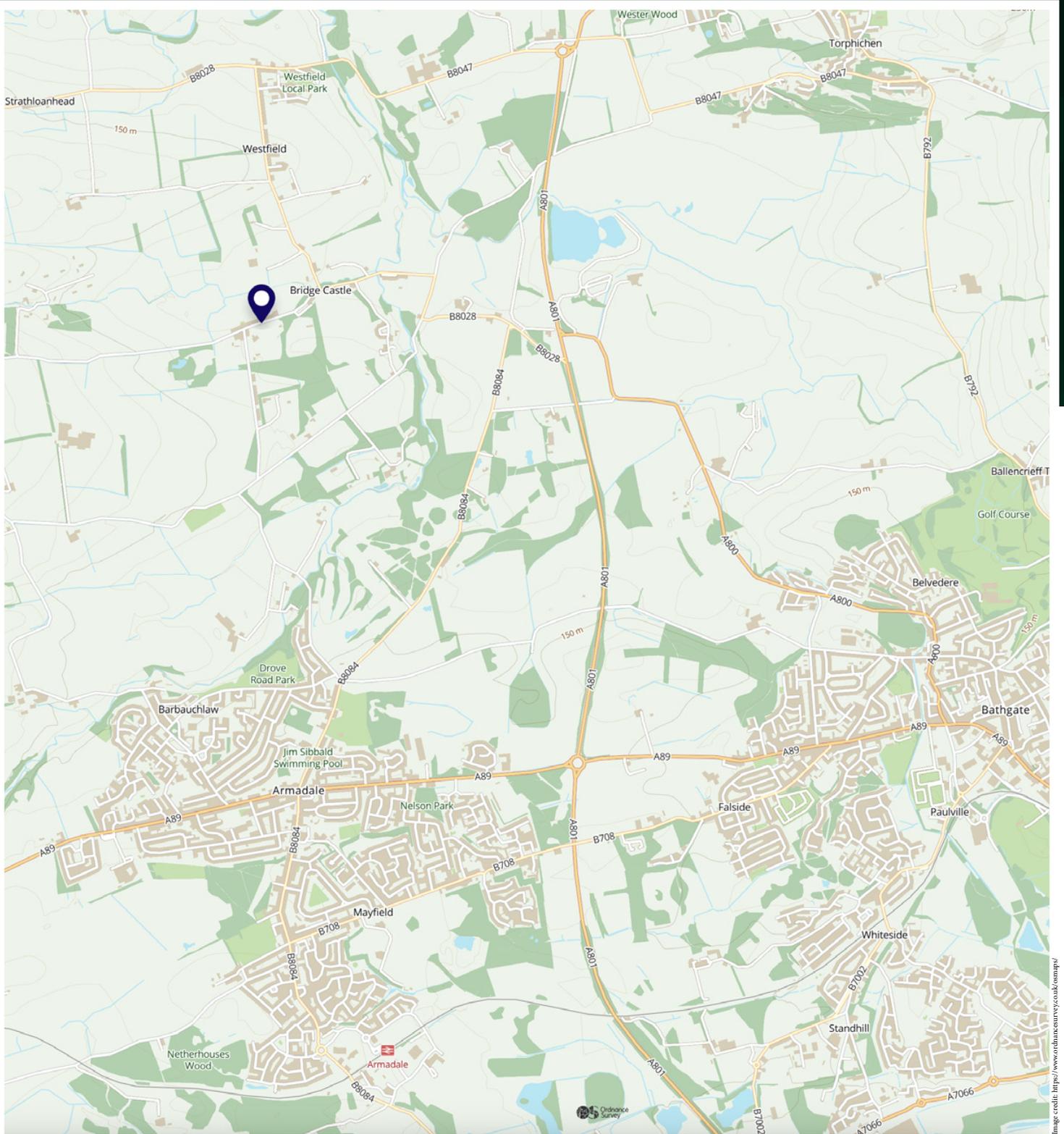


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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