




McEwan Fraser Legal

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42 Lang Drive

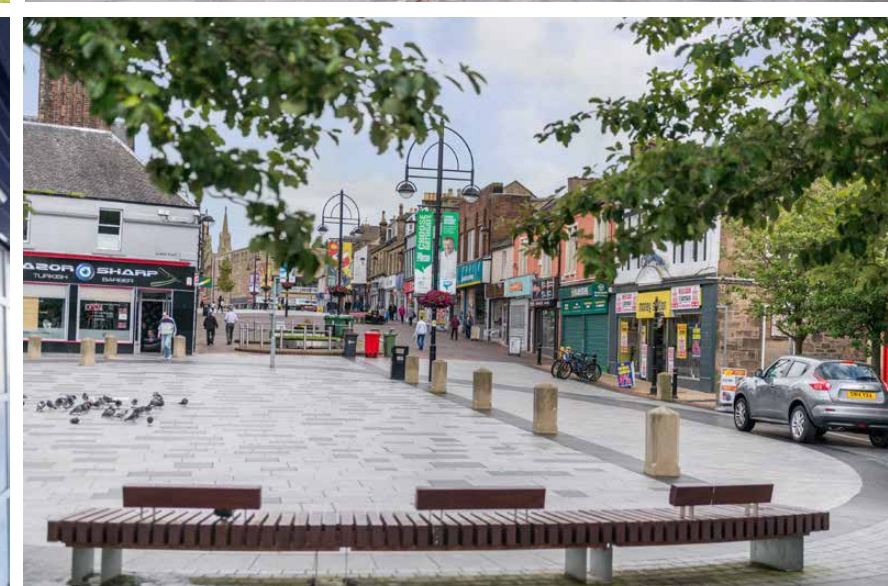
BATHGATE, WEST LOTHIAN, EH48 2JZ

BATHGATE

Lang Drive is located in the Bathgate area within a popular and exclusive development made up of three and four-bedroom homes.

Bathgate itself is a historic West Lothian town with a busy town centre, where there are plenty of banking, post office services as well as a great high street providing retail outlets along with restaurants, cafes and public houses. For a larger shop, there is a 'Tesco and Morrisons supermarket within a five-minute drive. Bathgate has great leisure facilities with a library, a sports centre, a swimming pool and golf course as well as well-reputed primary and secondary schools for families.

A train station is only a mile away and is ideal for commuting to Edinburgh and Glasgow as does the adjacent M8 motorway. Local focal points include Beecraigs Country Park and the Bathgate Hills. Torphichen and Linlithgow are just a short drive away.



42 LANG DRIVE

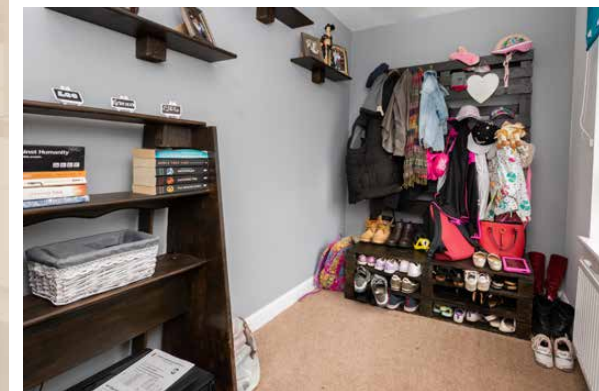
This spacious four bedroom detached family villa is in pristine condition and boasts a number of upgrades providing a flexible living space throughout two levels. Externally the property benefits from an enclosed rear garden with a laid lawn, paved patio and generous decking areas for entertaining. The front garden is easy to maintain with laid lawn, the side provides an attractive rockery, shrubbery, a feature boundary wall, a separate detached double garage with electric, external spotlights and driveway for two cars.

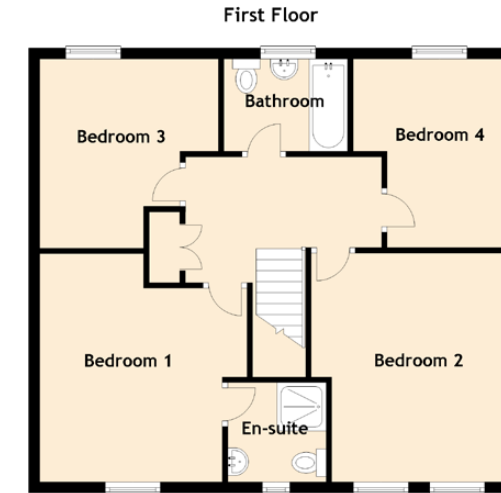
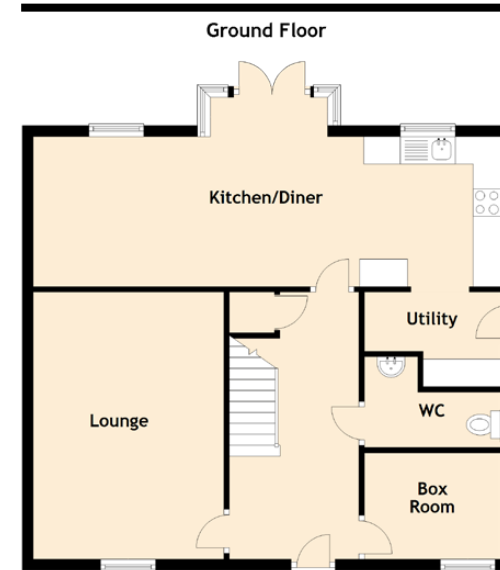
Internally the property is in walk-in condition, comprising a welcoming hallway with tiled flooring, under the stairs storage and a fresh WC. The bright peaceful lounge to the front has ample space for furniture arrangements. A modern fully equipped breakfasting kitchen with family area is to the rear elevation boasting tiled flooring, a useful utility and a range of integrated appliances including the gas hob, electric oven and extractor hood. This room is ideal for the modern family living with french doors going out to a well-tended garden. For any professionals working from home, there is an office space to the front currently being used as a cloakroom and this completes the ground level.

Upstairs there's storage, an attic space, a well-proportioned master bedroom with a stylish walk-in shower room, two further double bedrooms with good space for furniture arrangements and a fourth bedroom to the rear. A crisp fully tiled three-piece bathroom, with a bath, towel radiator, lighting mirror and vanity unit completes the rooms.

It is also worth noting this property is extremely efficient with gas central heating and uPVC double glazed windows, external decorative lighting on the roof soffits is an attractive and welcomed addition.

Early viewing is advisable as the properties location, features, benefits and upgrades are expected to be popular with buyers.





Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.86m (15'11") x 3.47m (11'5")
Kitchen/Diner	8.51m (27'11") x 2.73m (8'11")
Utility	2.48m (8'2") x 1.72m (5'8")
Box Room	2.47m (8'1") x 1.76m (5'9")
WC	2.48m (8'2") x 1.43m (4'8")

First Floor

Bedroom 1	4.15m (13'7") x 3.77m (12'4")
En-suite	1.79m (5'10") x 1.77m (5'10")
Bedroom 2	4.16m (13'8") x 3.54m (11'7")
Bedroom 3	3.44m (11'3") x 3.25m (10'8")
Bedroom 4	3.07m (10'1") x 2.81m (9'3")
Bathroom	2.25m (7'5") x 1.68m (5'6")

Gross internal floor area (m²): 130m²

EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, integrated appliances and the children's wooden playset in the garden. Other items of goods and furnishings are available by separate negotiation.





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