



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**7 Lang Gardens**

BATHGATE, WEST LOTHIAN, EH48 2JW



# AREA

## BATHGATE

WEST LOTHIAN

Lang Drive is located in Barratt Homes' sought-after Inchcross Grange development close to Wester Inch Village. This popular bespoke development of three and four-bedroom homes is less than 2 miles from Junction 4 of the M8 making it ideal for commuting across the Central Belt. As well as having great transport links, including Bathgate train station only 1.6 miles away, the development puts you in easy reach of a number of attractions including Five Sisters Zoo and Kirkton Park.

Tesco and Morrisons Supermarkets are both within a 10-minute drive of Inchcross Grange, perfect for when you forget that all-important ingredient. Xcite Bathgate is 5 minutes from the development and has a swimming pool, Gym, 5-a-side pitches and plenty more facilities to keep you in shape and entertained.



# 7

## LANG GARDENS

BATHGATE, WEST LOTHIAN

McEwan Fraser is delighted to present this three-bedroom semi-detached home to the market. The property enjoys an enviable plot with a large south-west facing rear garden. Only a few years old, the property has is presented to the market in immaculate internal condition and comes complete with the remainder of its NHBC warranty, giving a purchaser piece of mind for years to come. Accommodation comprises two double bedrooms, single bedroom, kitchen, spacious lounge, cloakroom and bathroom.

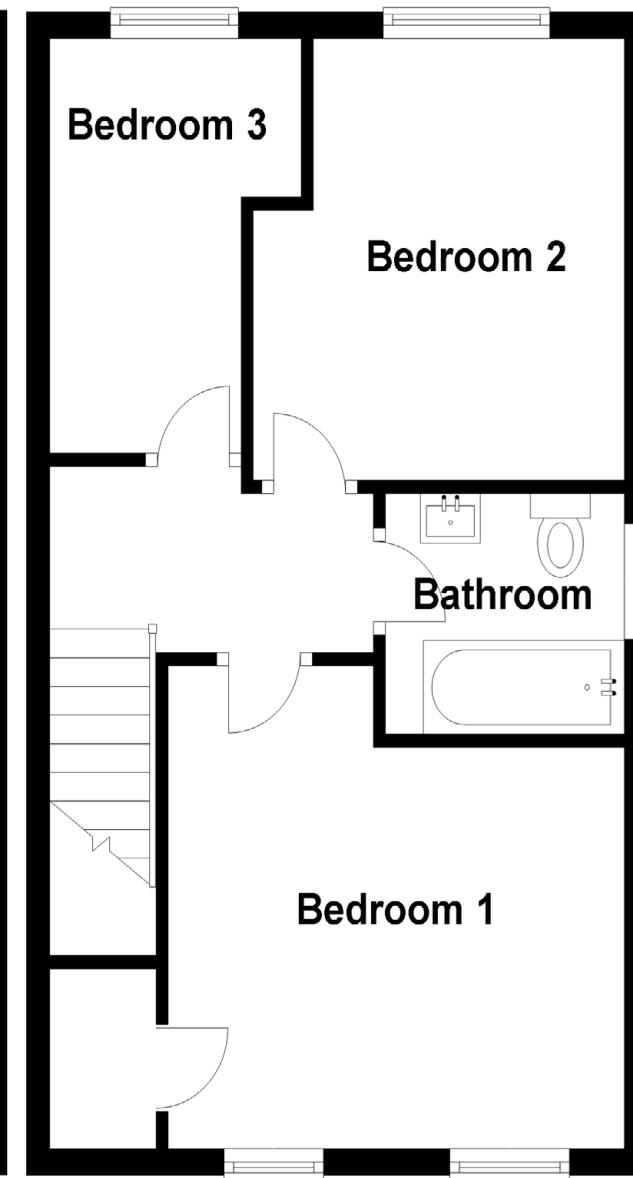
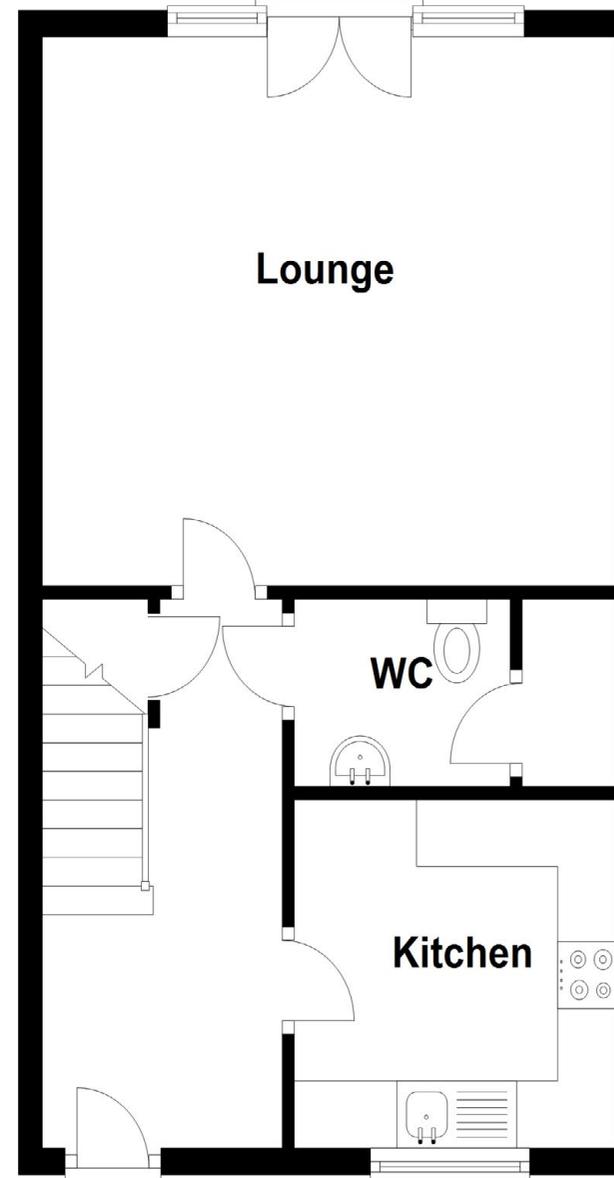
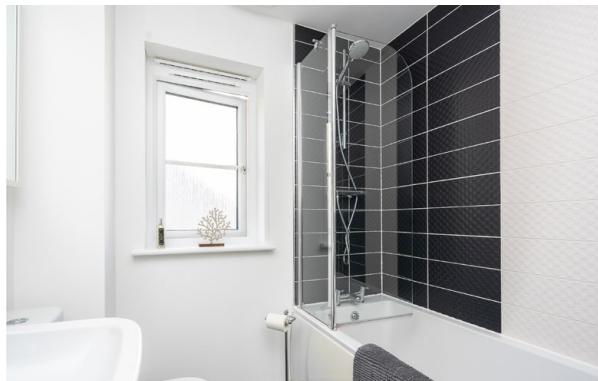
Entering the property, the kitchen is immediately to your right and overlooks the front of the property. Comprised of a full range of contemporary base and wall-mounted units, there is plenty of prep and storage space for the aspiring chef. Gas hob and electric are integrated while space is provided for a free-standing fridge freezer. To the rear of the ground floor, separate from the kitchen by a cloakroom, you will find the lounge which runs the width of the house. Bathed in natural light from French doors which open onto the rear garden, the lounge has been finished to an impressive standard. There is ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.



Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom that can happily accommodate a full suite of free-standing furniture. The master also benefits from a deep storage cupboard above the staircase. There are two further bedrooms, a well-proportioned double and a generous single which currently doubles as a home office. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprised of a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout.

Externally, the property benefits from a driveway and a substantial rear garden. The garden enjoys an open south-west aspect and gets the sun long into the evening. This is a superb starter home and early viewing is highly recommended.



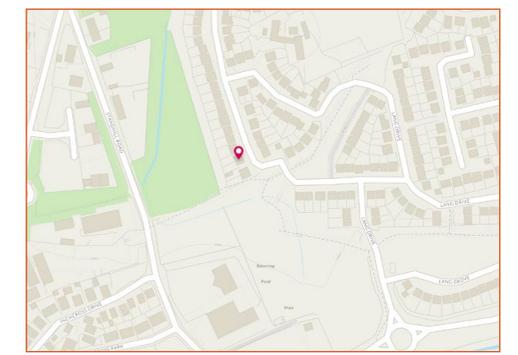
# DETAILS & SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.10m (13'5")
Kitchen	2.60m (8'6") x 2.60m (8'6")
WC	1.80m (5'11") x 1.40m (4'7")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: D





  
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