



45 Hunter Grove, Bathgate

Offers Over £425,000



## 45 Hunter Grove

### Bathgate

An exceptional four bedroom detached family home set within the prestigious and highly sought after Hunter Grove in Bathgate, offering beautifully maintained and highly versatile accommodation throughout. Occupying a prime position within this desirable residential setting, the property immediately impresses with its attractive frontage, expansive driveway, integral garage and stunning south facing rear garden. Internally, the home has been thoughtfully upgraded and immaculately cared for, combining elegant interiors, generous family living and high quality finishes to create a truly outstanding home. Step inside and you are welcomed by a bright and spacious entrance hallway, beautifully finished in soft neutral tones with stylish flooring flowing throughout. The welcoming hall immediately creates a wonderful first impression while offering excellent storage and access to the various living spaces.

Positioned to the front of the property is the elegant formal lounge, a beautifully presented room featuring contemporary décor, plush carpeting and a large picture window that floods the space with natural light. The proportions of this room create a warm yet refined atmosphere, perfect for both relaxing evenings and entertaining guests.

Flowing seamlessly through from the lounge is the impressive dining room, finished with the same plush carpeting and sophisticated neutral décor, creating a beautiful sense of continuity between both spaces. This generous entertaining area comfortably accommodates a large dining suite and benefits from direct access into the conservatory, creating a superb flow through the rear of the home.



The conservatory is undoubtedly one of the standout features of the property. Surrounded by glazing and enjoying elevated views across the beautifully maintained south facing garden, this peaceful additional living space is bathed in sunlight throughout the day and offers the perfect place to relax all year round. French doors open directly onto the patio area, effortlessly blending indoor and outdoor living. The kitchen has been beautifully modernised to an exceptional standard and offers both style and practicality in equal measure. Sleek contemporary cabinetry is complemented by quality worktops, integrated appliances and modern fittings, while recessed lighting and large windows enhance the bright and airy feel throughout. The generous layout provides an abundance of storage and workspace, perfectly suited to modern family life.

Located directly off the kitchen is a separate utility room, offering additional storage, further workspace and external access, keeping the main kitchen area beautifully streamlined and functional.

Positioned to the front of the property and accessed from both the utility room and home office is an additional family lounge, beautifully styled with contemporary grey tones and large windows overlooking the front garden. This versatile second sitting room creates a wonderful additional living area for modern family life, offering the perfect space for relaxing, entertaining or creating a more informal day to day family room away from the main lounge.

The ground floor also benefits from a further versatile room currently utilised as a home office and hobby room. Positioned to the front of the property, this flexible space could easily function as a playroom, snug or even a fifth bedroom depending on individual requirements.

Completing the lower level is a beautifully presented downstairs WC finished in modern neutral tones.

Upstairs, the spacious upper landing leads to four generous double bedrooms, all beautifully presented with soft contemporary décor and plush carpeting creating a warm and inviting feel throughout. The principal bedroom is particularly impressive, benefiting from fitted mirrored wardrobes and a stylish en-suite shower room finished with sleek contemporary fittings.





Bedroom two enjoys lovely elevated open outlooks and fitted storage, while bedrooms three and four are both excellent sizes, ideal for growing families or guest accommodation.

The family bathroom is exceptionally spacious and beautifully maintained, complete with modern tiling, vanity storage and a bath with overhead shower, creating a luxurious yet practical family space.

Externally, the rear garden is simply outstanding. Beautifully landscaped and south facing, it enjoys sun throughout the day, making it the perfect setting for outdoor dining, entertaining or simply unwinding in complete privacy. The expansive patio areas, manicured lawn and mature surroundings create a peaceful outdoor retreat rarely found within such a central location.

Further enhancing the home is the substantial integral garage, extensive driveway parking and the addition of a modern Nest heating system, offering both comfort and energy efficient living.

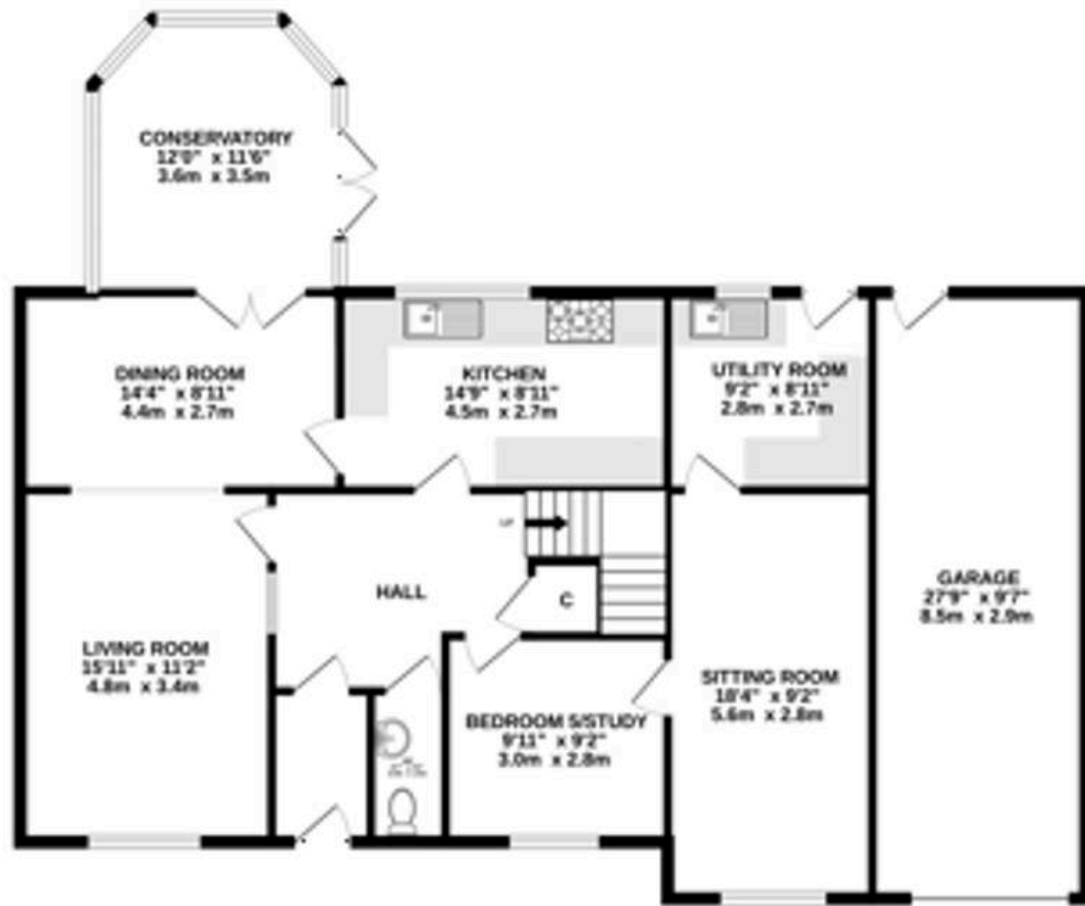
Set within one of Bathgate's most desirable residential pockets, this outstanding detached home delivers an exceptional standard of family living, effortlessly combining space, style and flexibility in a truly prime location.

Bathgate is one of West Lothian's most sought-after towns, offering the perfect balance of convenience, connectivity and family living. The town benefits from an excellent range of local amenities including popular restaurants, cafés, bars, supermarkets and leisure facilities, alongside highly regarded schooling at both primary and secondary level. For commuters, Bathgate provides superb transport links with easy access to the M8 motorway and Bathgate Train Station offering regular direct services to both Edinburgh and Glasgow. Surrounded by beautiful countryside while still remaining exceptionally well connected, Bathgate continues to be a highly desirable location for a wide range of buyers.

Home Report Value- £430,000 Square Ft- 1927/ 179m<sup>2</sup>



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 2176sq ft. (202.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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