



4 Mansefield Grove, Bathgate

Bathgate

Offers Over £240,000

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Occupying an attractive position within the established residential surroundings of Mansfield Grove, Bathgate, this three bedroom detached family home presents an excellent opportunity to acquire a spacious, beautifully maintained property offering flexible accommodation, generous private outdoor space, a detached/private garage and private parking, all presented in genuine walk in condition.

From the outset, the property has an appealing sense of privacy and individuality that comes with detached living. The exterior combines a traditional rendered finish with contrasting stonework at ground floor level, while the surrounding garden gives the house an open and welcoming appearance.

On entering the property, a bright and well presented hallway immediately sets the tone for the accommodation beyond. Soft neutral decoration, contemporary carpeting and attractive feature wallpaper create a warm and welcoming introduction to the home, while the staircase rises to the upper level and the hallway provides access to the principal ground-floor rooms.

At the heart of the home is the impressively proportioned lounge and dining space, a wonderfully bright and versatile room which lends itself particularly well to modern family life. The generous proportions allow the room to be arranged into clearly defined areas for relaxing and dining without compromising the feeling of space. Large windows draw an abundance of natural light into the accommodation, while the fresh white décor and contemporary flooring further enhance its bright, airy character.

The lounge area comfortably accommodates substantial freestanding furniture and provides an inviting setting in which to unwind. Flowing naturally from here, the dining area offers ample room for a full size dining table and chairs, making it equally well suited to everyday family meals and entertaining friends. The open relationship between these two areas gives the ground floor a sociable quality, while still allowing each space to retain its own purpose and character.

- Three Spacious Bedrooms
- Wrap Around Low Maintenance Rear Garden With Driveway
- Immaculate Walk In Condition
- Dining Lounge
- High Desirable End Plot



The modern fitted kitchen continues the property's clean and contemporary presentation. A comprehensive arrangement of white wall and base cabinetry provides plentiful storage and is complemented by contrasting work surfaces and a stylish tiled splashback. Integrated cooking facilities, including an oven, hob and extractor, are neatly incorporated into the design, while extensive preparation surfaces make the kitchen both practical and easy to use. A large window above the sink introduces excellent natural light and provides a pleasant outlook, while provision for a washing machine adds further everyday convenience.

There is also space within the kitchen for a breakfast table and seating, creating a useful informal dining area for morning coffee or casual meals. The combination of generous cabinetry, modern finishes and excellent natural light makes this a highly functional room that remains in keeping with the attractive presentation found throughout the rest of the house.

A further notable feature on the ground floor is the convenient WC/cloakroom. Finished in a bright contemporary style, this is an extremely useful addition for family life and visiting guests and complements the main bathroom facilities elsewhere within the property.

Upstairs continues the home's bright, fresh and exceptionally well maintained presentation, providing three comfortable bedrooms together with a spacious family bathroom. A neutral decorative scheme runs throughout, creating a calm and cohesive feel while allowing each room to be easily personalised by the incoming owner.

The principal bedroom is an attractive and generously proportioned double, with ample floor space for a substantial bed alongside freestanding bedroom furniture. A large window allows excellent natural light to fill the room, while the soft carpeting and crisp neutral walls create a relaxed and restful atmosphere. Built in wardrobe storage is another particularly useful feature, helping to maximise the available floor space while providing practical everyday storage.

The second bedroom is another well presented double room, again offering excellent proportions and sufficient space for a full complement of bedroom furniture. Finished in understated neutral tones, it is a bright and versatile room that would work equally well as a child's bedroom, guest room or additional double bedroom.

Completing the sleeping accommodation is the third bedroom, a charming and highly adaptable room which could comfortably serve as a single bedroom, nursery or dedicated home office. Its proportions also make it ideal for pursuing a career, a separate work from home environment without compromising either of the two larger bedrooms.



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Serving upstairs is an impressively appointed family bathroom, finished in a clean contemporary style. The room incorporates a wash hand basin and WC together with a particularly generous separate shower enclosure. Full height wall tiling around the wet areas, contrasting tiled flooring and a chrome heated towel rail give the bathroom a smart, practical finish.

Externally, the property enjoys a generous and highly usable wraparound garden, providing an excellent amount of private outdoor space and forming a particularly attractive feature of the home. Designed with ease of maintenance in mind, the garden combines extensive paved areas with decorative stone borders, creating a smart and practical setting that can be enjoyed throughout the year.

The rear garden is predominantly laid to paving, providing a substantial level area with ample room for outdoor dining furniture, a barbecue and additional seating. This makes it an ideal space for summer entertaining, family gatherings or simply relaxing outdoors. The generous proportions also provide plenty of flexibility for purchasers wishing to introduce further planting, raised planters or decorative pots to personalise the space.

A traditional stone boundary wall adds character and definition, while the backdrop of mature trees and established greenery gives the garden a pleasant leafy outlook and an enhanced sense of privacy. The garden continues around the side of the house, further increasing the available outdoor space and providing convenient access around the property.

An exceptional opportunity to acquire a beautifully presented three bedroom detached home offering spacious, versatile accommodation in true walk in condition.

With generous wraparound gardens, private parking and a garage, the property perfectly combines comfortable family living with excellent outdoor space.

Home Report Value- £250,000

EPC -

Council Tax Band - D

Square Ft. 94/1,012ft²

BBRIDGES
PROPERTIES

Council Tax band: D



GARDEN

With generous wraparound gardens, private parking and a garage, the property perfectly combines comfortable family living with excellent outdoor space.

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EPC -

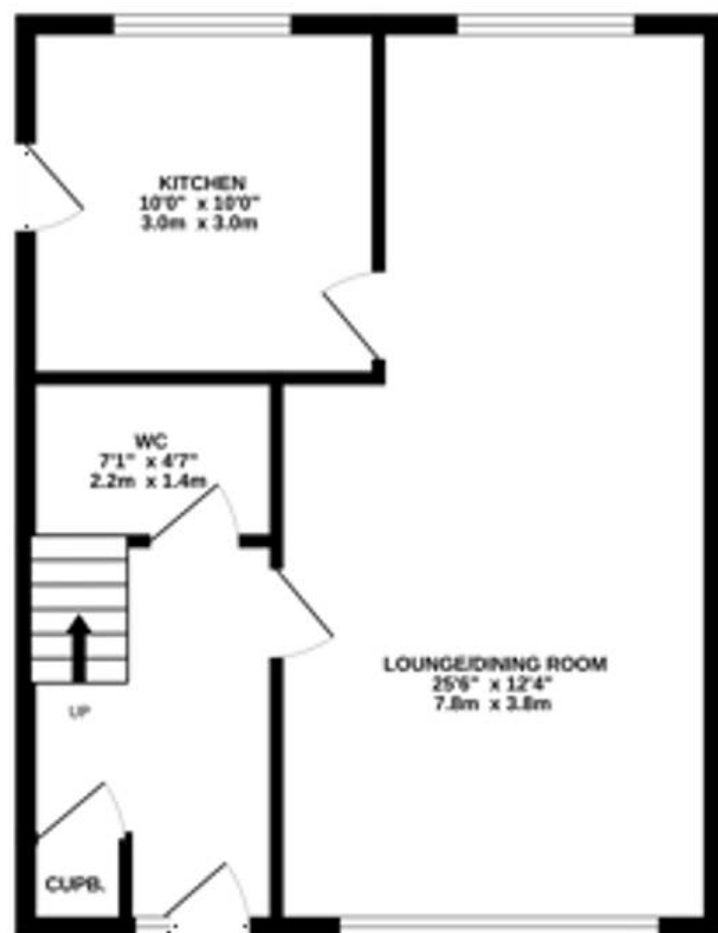
Council Tax Band - D

Square Ft- 94/1,012ft2

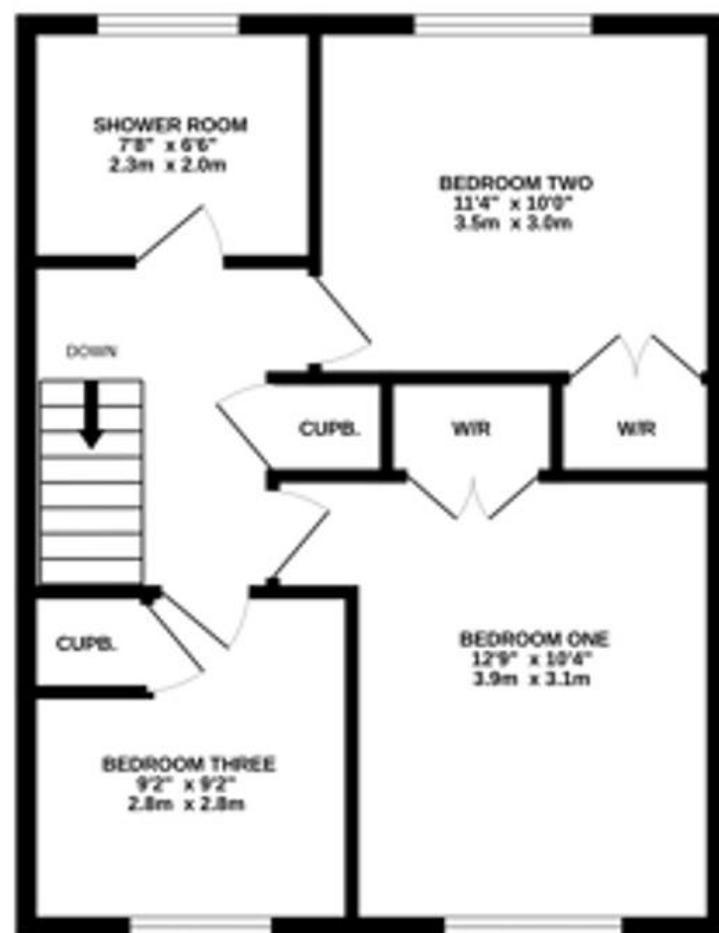




GROUND FLOOR



1ST FLOOR



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 tested and no guarantee as to their operability or efficiency can be given.
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