

# 15 CROSSHILL DRIVE

## BATHGATE, WEST LoTHIAN, EH48 1DE

*Set in popular Bathgate, this three-bedroom semi-detached house, with open-plan living, a generous conservatory, private gardens and an attached single garage, offers scope for the new owner to modernise and create a home to their own tastes and requirements.*



**CastleBrae**  
SALES & LETTING

7 Hopetoun Lane  
Bathgate  
West Lothian  
EH48 1PP  
Tel: 01506 676 300  
[www.castlebrae.com](http://www.castlebrae.com)



This three-bedroom semi-detached house in Bathgate offers spacious and versatile accommodation and is ideally placed for swift access to local schools, shops, and commuter road and rail links to Glasgow and Edinburgh.

Nestled behind a low-maintenance front garden, a glazed porch leads via the front door to a hallway. To the right of the hall lies a generous living and dining room, extending the length of the house, with dual-aspect windows framing views of the front and rear gardens. An area for comfortable seating surrounds the cosy focal point of a marble fireplace with an inset gas fire, whilst further space is provided for a seated dining area. Next door, the traditionally styled kitchen is fitted with a range of fitted cabinets, which incorporate an integrated electric hob, an electric oven, a freestanding fridge/freezer, a washing machine and a dishwasher. The kitchen also features a larder cupboard and affords access to a conservatory: a versatile second reception room, from which to enjoy and access the rear garden.

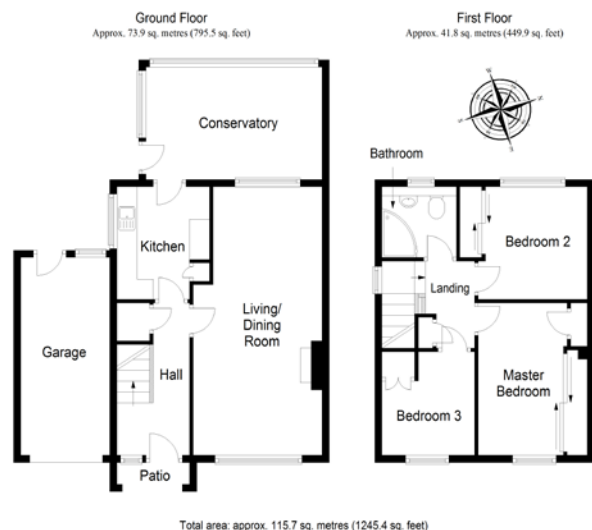
The first-floor landing (with additional storage) gives access to three double bedrooms, two of which benefit from built-in wardrobes, and the third (alternatively an ideal study), incorporating a deep store cupboard. Finally, a fully-tiled, three-piece bathroom comes complete with a spa-bath, a WC-suite and vanity storage. The property benefits from gas central heating and double glazing.

Externally, the enclosed front and rear gardens are gravelled and paved for easy maintenance. A gated driveway provides off street parking and leads to a useful attached single garage, which may also offer scope, subject to consent, for extending the accommodation. EPC Rating - D.



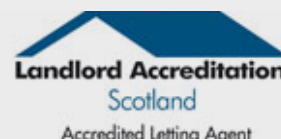
#### Approximate Dimensions (Taken from the widest point)

Living/ Dining Room	7.39m (24'3") x 3.54m (11'7")
Conservatory	4.84m (15'11") x 3.10m (10'2")
Kitchen	2.93m (9'7") x 2.56m (8'5")
Master Bedroom	4.22m (13'10") x 2.46m (8'1")
Bedroom 2	3.01m (9'11") x 3.00m (9'10")
Bedroom 3	2.79m (9'2") x 2.62m (8'7")
Bathroom	2.00m (6'7") x 1.94m (6'4")
Garage	5.43m (17'10") x 2.46m (8'1")



#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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