









Fixed Price

£419,995

Plot 35 'The Hughes'

Bangour Village Estate | West Lothian | EH52 6LL

Forming part of 'The Crescent' at Bangour Village Estate, The Hughes is a four bedroom, detached house by Ambassador Homes. Set in 215 acres of majestic woodland in this spectacular location, this iconic redevelopment pays homage to the emotive history of the area, whilst bringing modern living standards to a bespoke collection of homes, with this property being ideal for growing families.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Private front and rear gardens
-  Driveway
-  EPC - A

Description

The Hughes is an ideal detached four bedroom family home, perfect for a busy family. With a versatile layout, the ground floor accommodation comprises a spacious formal living room, cloakroom WC and handy laundry room to ensure maximum convenience.

Also on the ground floor is the open plan kitchen and living-dining room which is the heart of this home and benefits from French doors with additional fixed light windows that allow light to flood in. The studio designed kitchen includes a social cooking peninsula, and a full suite of high-quality integrated Electrolux appliances.

On the first floor there is a family bathroom with separate shower enclosure, and additional dedicated storage space to the landing. The principal bedroom suite is enhanced by a set of built-in fitted wardrobes, along with an en-suite with double shower enclosure. Three additional good-sized bedrooms complete the first floor of this unique family home.

Please note, CGIs/ pictures are representative of an Ambassador home, but details may vary depending on house type.

Gardens and Parking

There are private gardens to the front and rear, plus a driveway providing off street parking.

Factoring

A factoring agent will be appointed to maintain the communal grounds and the cost of this is to be confirmed.

Viewing


By appointment through Neilsons (0131 625 2222).

Location

Bangour Village Estate is located in Dechmont, a small West Lothian village near to Livingston. The new community will in time benefit from a primary school, nursery, commercial hub, café/ restaurant and open spaces, whilst bus stops within the development will keep the area connected with its surroundings. Meanwhile, there are existing local amenities, with more comprehensive shopping found in the nearby village of Uphall and a wider variety including Asda, The Centre and Livingston Designer Outlet a short drive away. Recreational facilities include Deer Park Golf and Country Club and Uphall Golf Club. The M8 motorway network and Uphall train station are close by, making this an ideal commuter base for both Edinburgh and Glasgow.

SITE PLAN

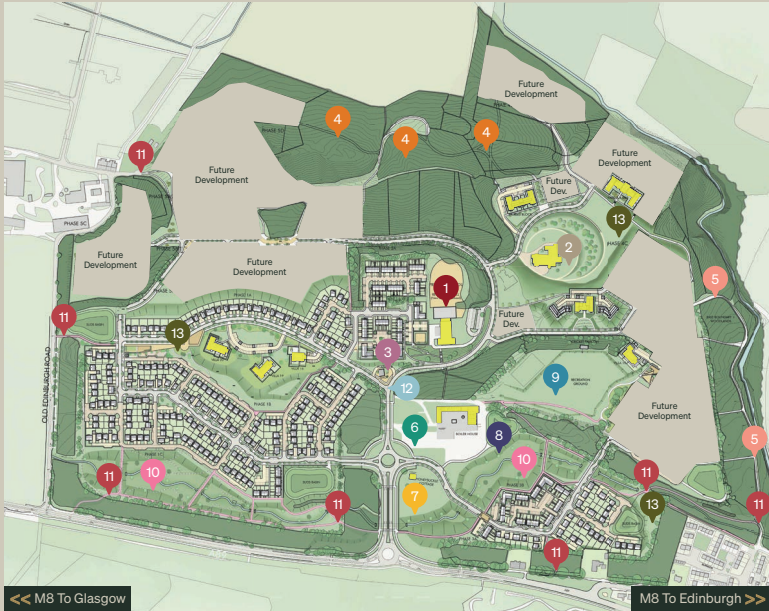
The Crescent

	THORNE	3 bedroom semi-detached
	Plots: 40, 41, 42, 48, 49, 50	
	MILNE	3 bedroom detached
	Plots: 38	
	ROSEBERY	3 bedroom detached
	Plots: 1, 43	
	MILNE	3 bedroom semi-detached
	Plots: 39, 51	
	HUGHES	4 bedroom detached
	Plots: 32, 35	
	MITCHELL	4 bedroom semi-detached
	Plots: 9, 10, 17, 18, 25, 26	
	MITCHELL	4 bedroom detached
	Plots: 44, 46	
	DRUMMOND	4 bedroom detached
	Plots: 33, 34	
	DRUMMOND 2	4 bedroom detached
	Plots: 4, 5	
	BLAKE	4 bedroom detached
	Plots: 36, 37	
	BURTON	4 bedroom semi-detached
	Plots: 13, 14, 21, 22, 29, 30	
	HAWTHORN	4 bedroom detached
	Plots: 2, 3, 6, 7, 45	
	LENNOX	4 bedroom detached with garage
	Plots: 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28, 31, 47*	
	<small>*No garage on plot 47</small>	

















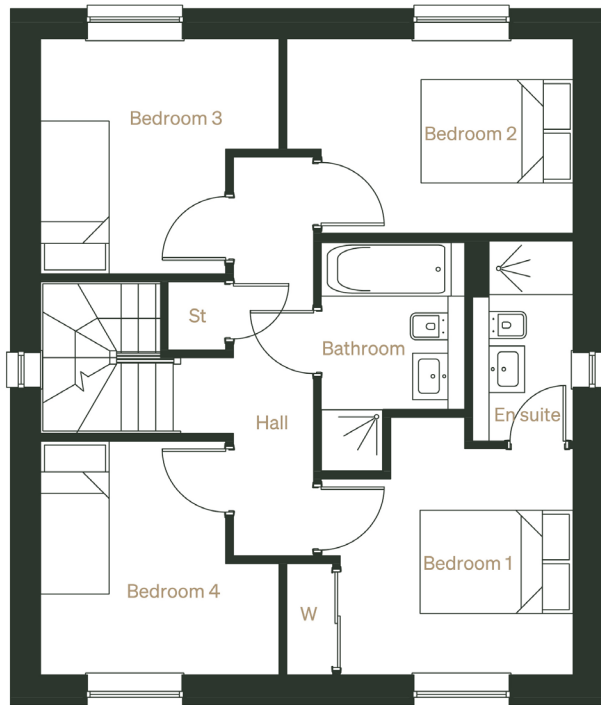
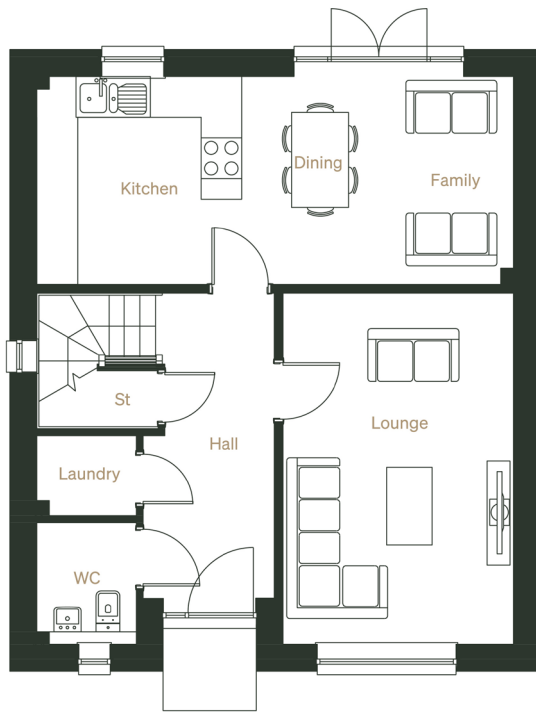
BVG
VILLAGE ESTATE

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.



AMENITIES

-  1 Primary School & Nursery
-  2 Church
-  3 Community Pavilion/
Proposed New Bus Stop
-  4 Woodland Walkway
-  5 Woodland Stream Walkway
-  6 Community Retail Hub
-  7 Community Leisure Facility
-  8 Community Energy Centre
-  9 Community Recreation Grounds
& Playing Fields
-  10 Linear Park
-  11 Pedestrian/Cycle link
-  12 Bus Terminus
-  13 Childrens Playpark
-  Original Heritage Buildings



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

