



A traditional baywindow and stylishdouble doors into the breakfast familyarea clearly show theelegance and statusof the Crompton, whilean en-suite showershared between twobedrooms adds extraconvenience andprivacy to this superbfamily home.

Rooms
Ground FloorLounge (3.259 x 4.790 m)minKitchen Breakfast Family (8.163 x 2.879 m)minWC (2.148 x 0.912 m)First FloorMaster Bedroom (3.259 x 4.135 m)minEn Suite 1 (2.086 x 1.700 m)Bedroom 2 (3.419 x 3.061 m)min/minEn Suite 2 (2.543 x 1.855 m)maxBedroom 3 (3.265 x 2.803 m)Bedroom 4 (2.543 x 3.057 m)Bathroom (2.165 x 1.922 m)

About Liberty Park Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Liberty Park.

Transport There is a half-hourly train service between Bathgate Station and Edinburgh, with a journey time of 25 minutes to Waverley Station, and to Helensburgh via Glasgow, reaching Queen Street Station in around 50 minutes. The development is less than two miles from the M8, and just 25 minutes drive from Edinburgh Airport. There are also bus links with Edinburgh, Glasgow and other surrounding towns.

Arts & Entertainment The Regal Theatre, a magnificent art deco venue that presents an eclectic mixture of touring music, comedy, theatre and film shows, also provides space for classes and workshops and works closely with other arts organisations to provide a vibrant hub for community arts of all kinds. The volunteer-run Bennie Museum, located in a historic house in the town centre, provides a good introduction to local history and traditions.

Leisure & Recreation West Lothian offers some excellent walks and parks, including the spectacular Bathgate Hills. The Xcite Leisure Centre, approximately half an hour's walk from Liberty Park, incorporates a fitness studio, sports arena, 25-metre swimming pool, separate teaching pool, and a poolside sauna and steam room. Outdoor facilities at the Centre include five-a-side and full size football pitches, and a nine hole golf course. Bathgate also has a challenging golf course, situated close to the development, that has produced several international players including two Ryder Cup Captains.

Shopping The town centre, just fifteen minutes walk away, is a traditional shopping environment, partially pedestrianised and with a good mixture of high street names and local speciality shops. Bathgate Retail Park includes branches of Argos and Lidl, and there is also a Morrison's and a 24-hour Tesco supermarket near the town centre.

Recycling Facilities There are bins for recycling glass bottles and jars, metal cans, shoes and clothing in the car park behind Bathgate Market, around a mile from Liberty Park, and a larger recycling centre that accepts electrical appliances, scrap metal and car batteries as well as paper, card and packaging in Blackburn, two and a half miles away.

Education & Health Simpson Primary School and St Mary's RC Primary are both within ten minutes walk of Liberty Park, and Bathgate Academy is less than two miles away. The Simpson Medical Group occupies a bright modern building less than a mile from the development, and there is a branch of Lloyds

less than two miles away. The Simpson Medical Group occupies a bright modern building less than a mile from the development, and there is a branch of Lloyds Pharmacy nearby. Local shopping facilities include Sainsbury's Supermarket, Bathgate Community Centre, Leazes Leisure Centre and the local bus station or bicycle hire point. To know much better about housing options and services, please help to shape your neighbourhood by visiting our website. Every house has its own garden, and once you move in you'll enjoy it and your favourite walks, all the things you need as a starting point we've listed some of the most sought-after features at each house within a short stroll or drive.

Liberty Park
Bennie Muir Road1. Marston Road2. The Kings Theatre24. Bridge Street3. Bathgate Park4. Road4. Bathgate Golf ClubEdinburgh Road5. Simpson Primary SchoolLeyland Road6. St Mary's RC Primary SchoolWhitburn Road7. Bathgate AcademyEdinburgh Road8. Simpson Medical GroupBathgate Primary Care Centre9. Brown PharmacyWhitburn Road10. Bathgate Mile CentreWhitburn Road11. Devo Ballencher Reservoir

Opening HoursDaily 9.00 am to 6.00 pm

DirectionsFrom Glasgow From the City Shopping CentreJoin the M8 and carry straight on to junction 4A. Take the third exit on the roundabout to the A801. Continue straight on at the mini roundabout and at the roundabout take the fifth exit on to the A7066. Go through the mini roundabout and continue straight to the next roundabout. Take the first left on to Simpson Avenue, then turn left at the junction with Leyland Road. Liberty Park is on the right. From GlasgowLeaving Glasgow on the M8 continue straight on. At junction 4 take the first left on to the A801. Continue straight on at the mini roundabout and at the Boghead roundabout take the fifth exit on to the A7066. Go through the mini roundabout and continue straight to the next roundabout. Take the first left on to Simpson

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Avenue, then turn left at the junction with Leyland Road. Liberty Park is on the right. Sat Nav: EH48 2XE
Disclaimer: The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance only. For more accurate and detailed plans for a specific plot, please check with your local Miller Homes sales adviser. Carpets and floor coverings are not included in our homes as.

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