



18 Tollbraes Road, Bathgate

Bathgate

Offers Over £210,000



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Welcome to this stunning property located at 18 Tollbraes Road, a home that exudes charm and offers excellent kerb appeal.

This beautifully presented house is in great condition, ready for its new owners to move in and enjoy.

The ground floor features a spacious living room with French doors leading out to the rear garden. This outdoor space is the sellers' favourite part of the home, where they enjoy dining outside as a family during the summer months.

The well-appointed kitchen offers ample space for culinary adventures and storage. Adjacent to the kitchen is a wonderful dining room, ideal for family meals and gatherings. A convenient downstairs WC is located near the entrance, adding to the practicality of this home.



The first floor houses three comfortable bedrooms. . The main bedroom is a generous size, offering a peaceful retreat and featuring an ensuite shower room for added convenience. The additional two bedrooms are both spacious rooms, and provide versatile spaces that can be utilised to the new owners needs. A modern family bathroom is also located on this floor, featuring a bathtub and contemporary fixtures.

This delightful home is situated in a desirable location and is perfect for families or individuals seeking comfort and style. With its appealing design and excellent condition, this property is sure to impress.

Don't miss the opportunity to make this your dream home.

Council Tax band: E

Tenure: Freehold

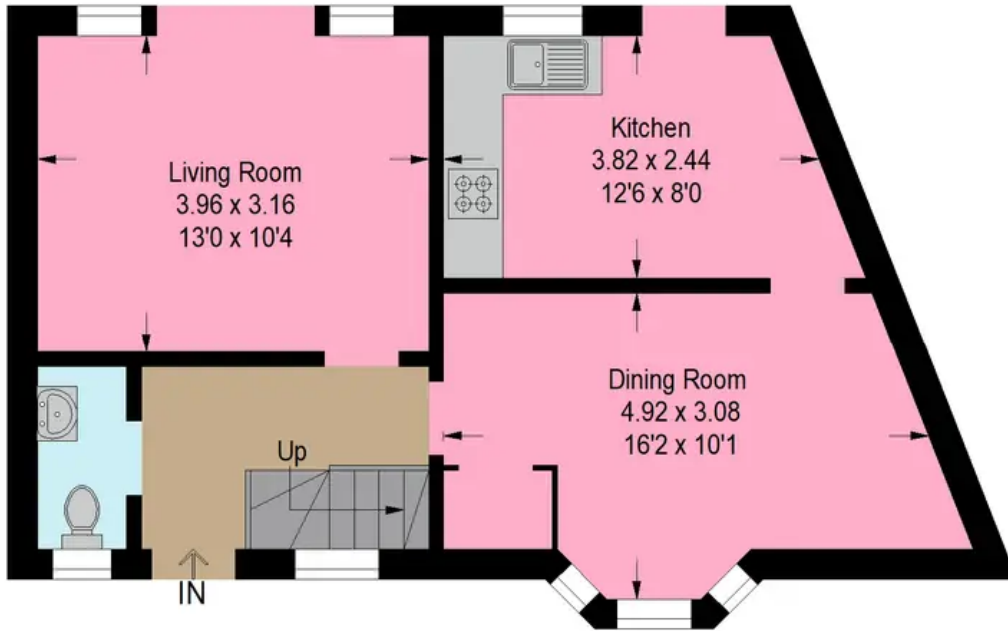
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

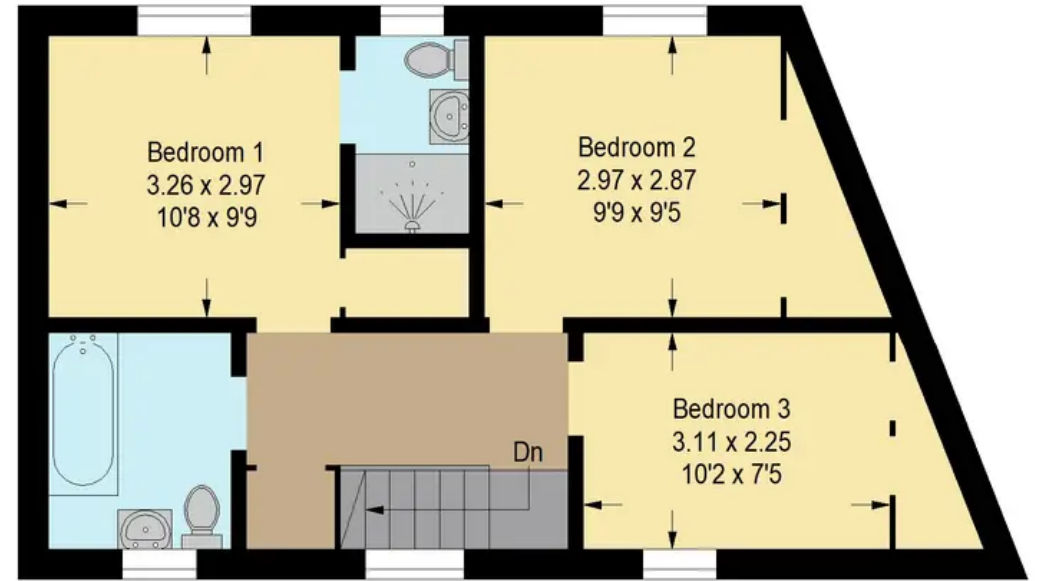




Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1098063 / Ref:88475)



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