

**B** BRIDGES  
PROPERTIES  
*Your Property, Our Priority*

☎ 01501 519435    🌐 bridges-properties.co.uk  
📱 BridgesProperties    ✉ info@bridges-properties.co.uk

**FOR SALE**



81 Whitburn Road, Bathgate

Bathgate

Offers Over **£250,000**





## 81 Whitburn Road

Bathgate

Welcome to this beautifully presented three-bedroom detached home, offering a perfect blend of modern convenience and comfort. The property boasts a driveway for convenient off-street parking and a west-facing garden, described by the seller as a true sanctuary and their favourite part of the home.

As you enter the home, you are greeted by a spacious living room, perfect for family gatherings and relaxation.

The heart of the home is the stunning, recently upgraded kitchen/dining area, designed to be both stylish and functional. This culinary haven features state-of-the-art integrated appliances, including three ovens, a full fridge, and a full freezer, catering to all your cooking and storage needs. The exquisite quartz worktops add a touch of elegance, making this kitchen a dream for both the casual cook and the gourmet chef.

Adjacent to the kitchen is a delightful sunroom, providing additional living space with plenty of natural light and offering direct access to the serene rear garden. A convenient downstairs WC is located near the entrance.



Upstairs, the generously sized master bedroom offers a tranquil retreat, complete with an en-suite bathroom for added luxury and convenience.

Both Bedroom 1 and Bedroom 2 can comfortably host a king-size bed and boast fitted mirrored wardrobes, providing ample storage. The third bedroom is also a spacious double, suitable for various uses.

The centrally located family bathroom provides easy access from all bedrooms.

Presented in absolute walk-in condition, this home is ready for its new owners to move in and enjoy. The west-facing garden provides a serene outdoor space, perfect for relaxing and entertaining.

This property offers a blend of modern convenience and comfort, making it an ideal home for families or professionals looking for a home presented in true turn key condition.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

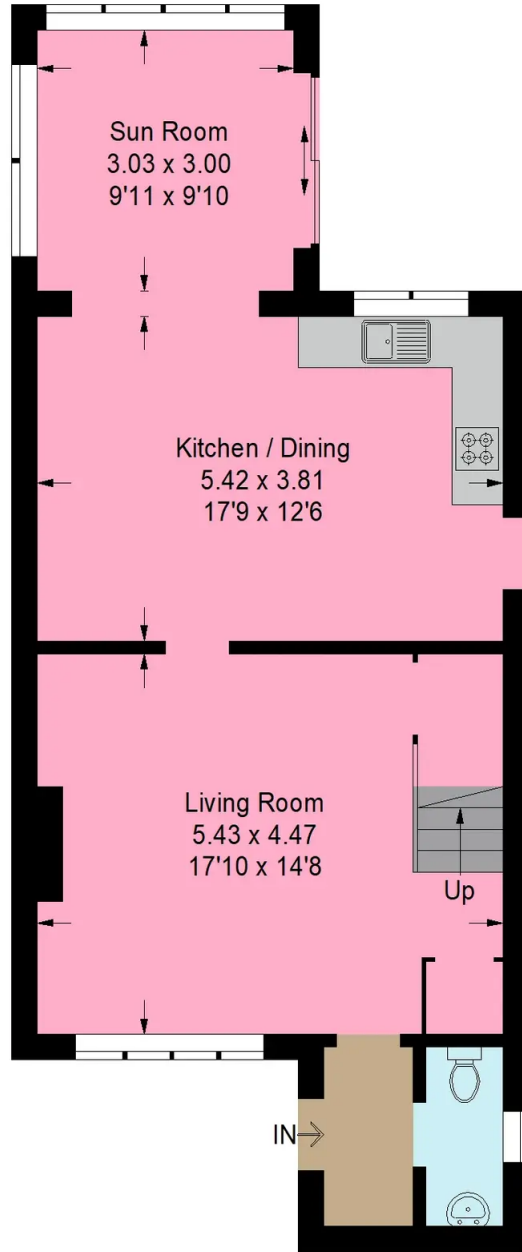




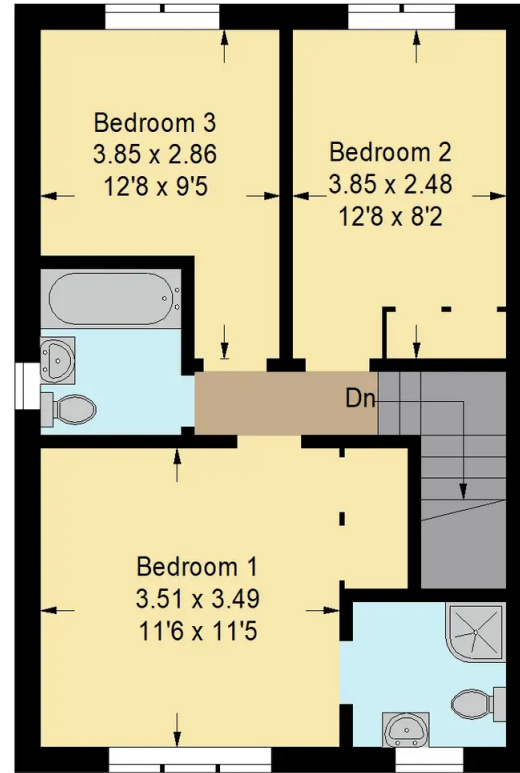




Approximate Gross Internal Area = 106.8 sq m / 1150 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1106326 / Ref:88719)





## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

