



25 Birniehill Road, Bathgate

Bathgate

Offers Over **£130,000**



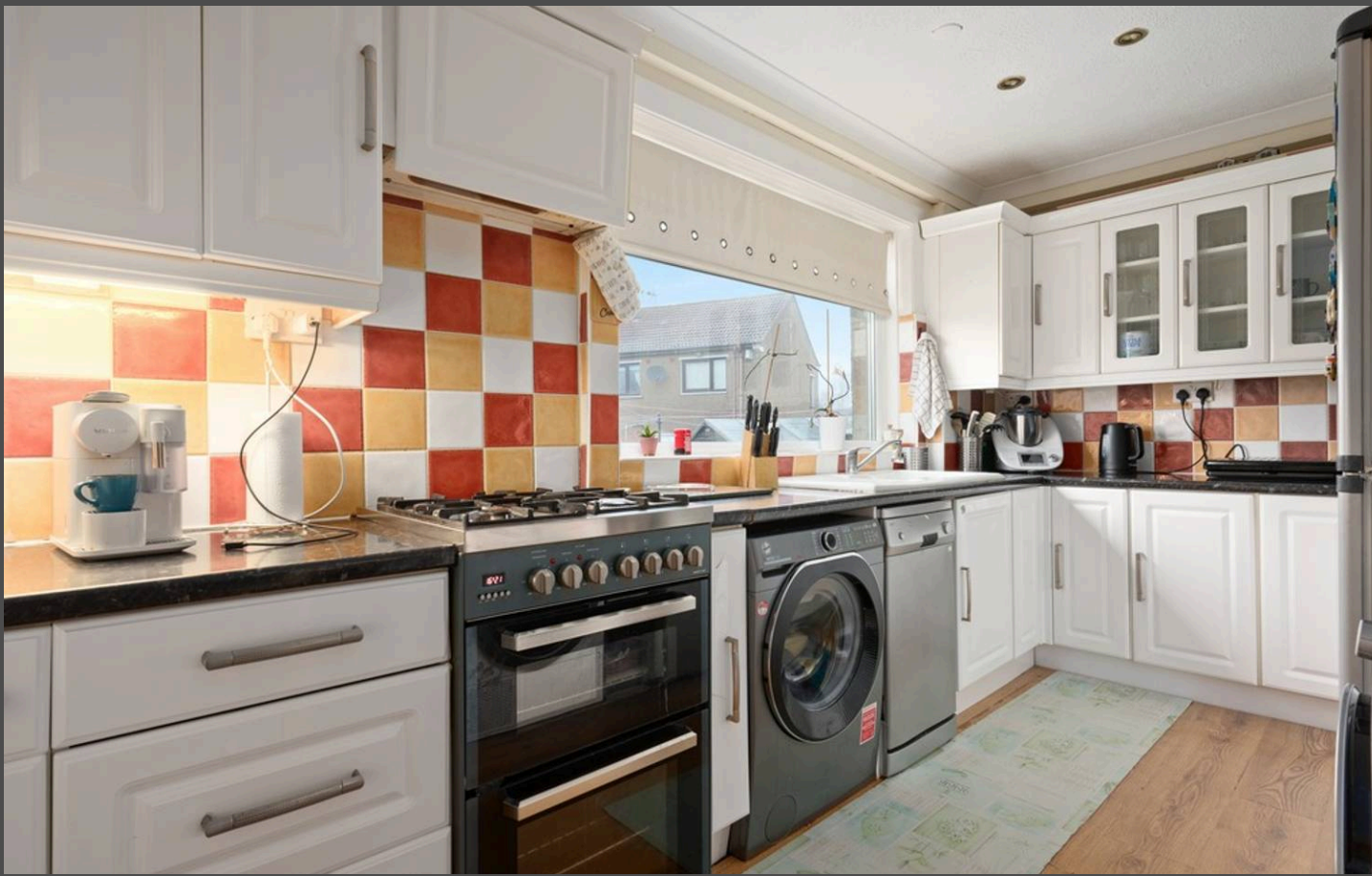
25 Birniehill Road

Bathgate, Bathgate

Nestled within the ever-popular town of Bathgate, this delightful two-bedroom terraced home offers a perfect blend of space, comfort, and convenience. Ideal for first-time buyers or families, the property boasts a bright and welcoming layout with generously sized rooms throughout.

On the ground floor, the spacious lounge provides an inviting area for relaxation and entertaining, with ample additional space for dining. The modern kitchen offers plenty of storage and workspace, with direct access to the large west-facing rear garden.

This garden is a true highlight of the home, featuring a powered shed and plenty of room for outdoor activities, gardening, or simply soaking up the sun.



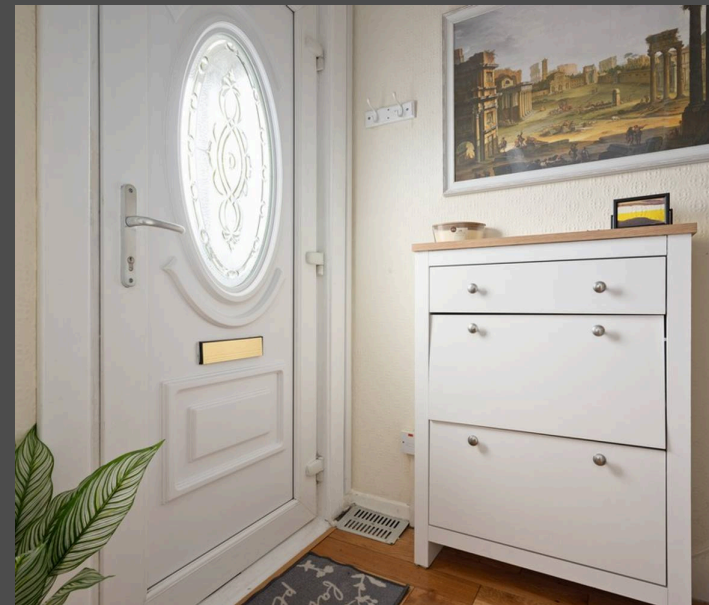
Upstairs, both bedrooms are impressively spacious, with the main bedroom benefiting from full-length freestanding wardrobes that will remain with the property. The second bedroom offers great versatility and could be used as a guest room, home office, or additional family space.

A well-appointed family bathroom completes the upper floor, ensuring practicality for modern living.

The home also benefits from a private driveway with space for two cars.

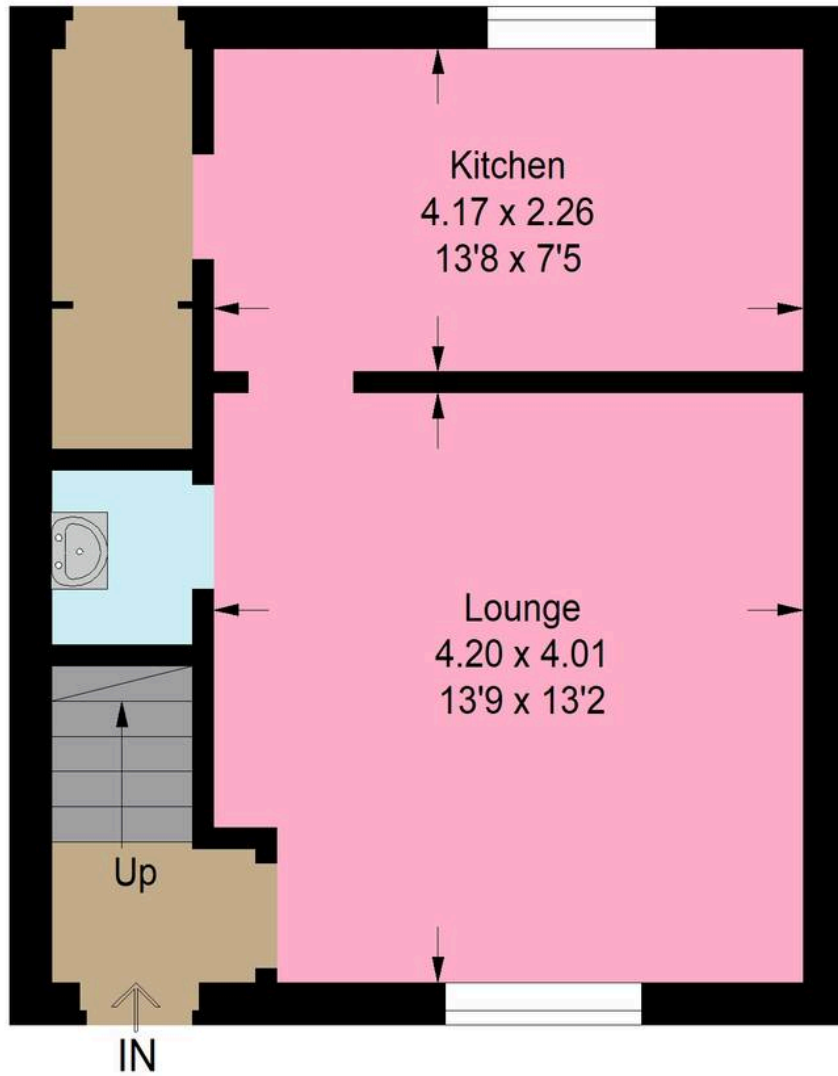
Its location is equally appealing, with a bus stop conveniently close by and Bathgate Train Station just a short drive away, making commuting a breeze.

Combining generous living spaces, outdoor appeal, and excellent transport links, this charming home is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate everything this property has to offer.

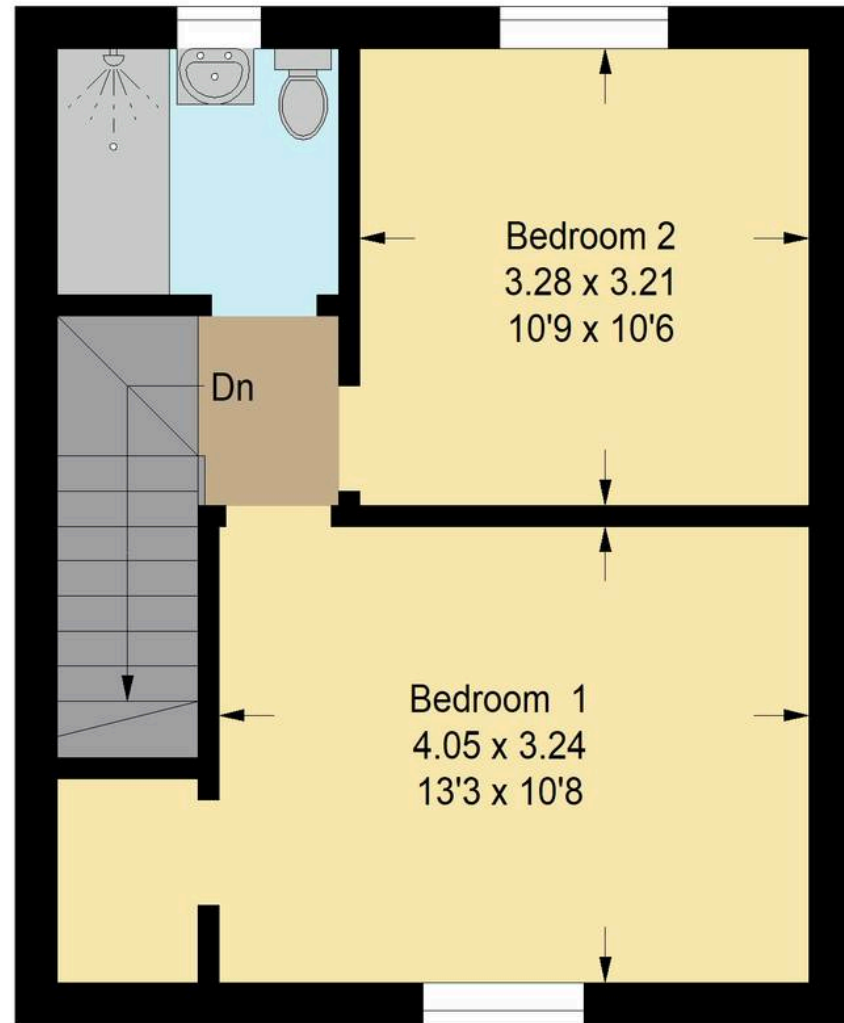




Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1153195 / Ref:89715)



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