



73 Tollbraes Road, Bathgate

Bathgate

Offers Over **£220,000**



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Welcome to 73 Tollbraes Road, this 3 bed town house is situated in the sought-after area of Wester Inch Village, this property offers the perfect blend of comfort, style, and practicality. Wester Inch Village is one of Bathgate's most desirable locations. Within walking distance of local supermarkets, amenities and nature walks, as well as nearby railway stations and motorway links, making commuting simple, this home is ideal for families, professionals, or those simply looking to upgrade their living space.

As you enter, you're welcomed by a bright and spacious hallway that's not only warm and inviting but also practical, with plenty of room here for a shoe rack and cloakroom area, keeping everything neat and organised.

From the hallway, we step into the living room, which is bathed in natural light thanks to the large front-facing window. The standout feature here is the real wood feature wall—it's a statement piece that adds warmth and character to the space, making it a perfect spot for relaxing after a long day. Both the living room and Kitchen in this home offer space to add a dining table, giving you flexibility on the layout of your home.

Flowing seamlessly from the living room, we enter the kitchen. The kitchen is well-equipped, with plenty of cupboard space for all your essentials and plenty space for white goods, as well as a generously sized additional cupboard that could easily double as a pantry.

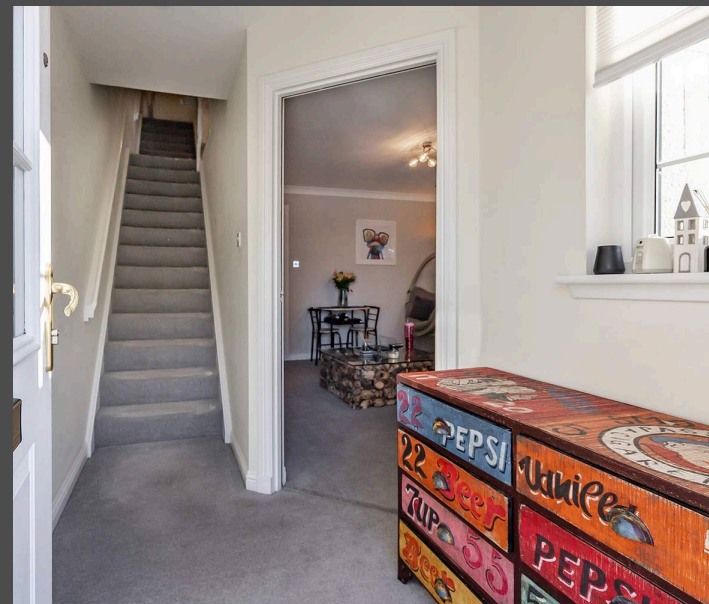
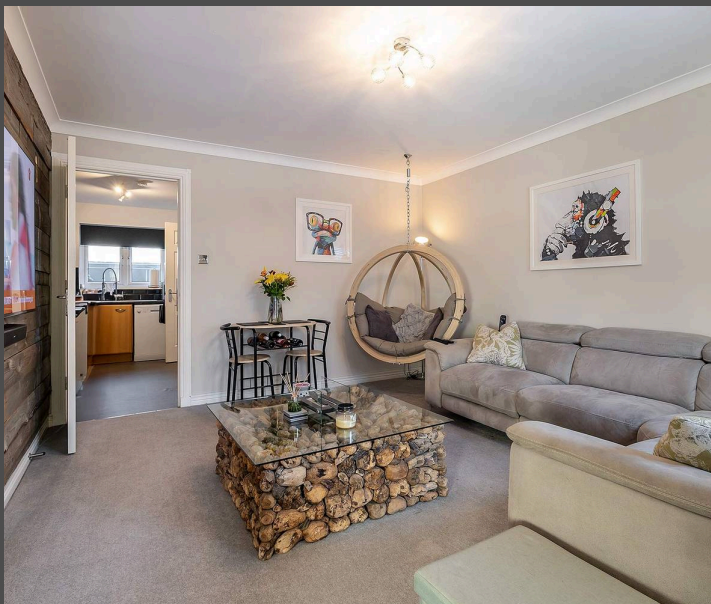


Just off the kitchen, we find the utility room, a practical addition with space for your extra appliances as well as a convenient downstairs WC. From the utility room, you have access to the rear garden, and what a garden it is! The east-facing outdoor space is a private haven, complete with a hot tub, a decking area, and even a bar! There's also a gate leading to a quiet cul-de-sac, perfect for kids to play safely, this is also where you'll find the property's two allocated parking spaces.

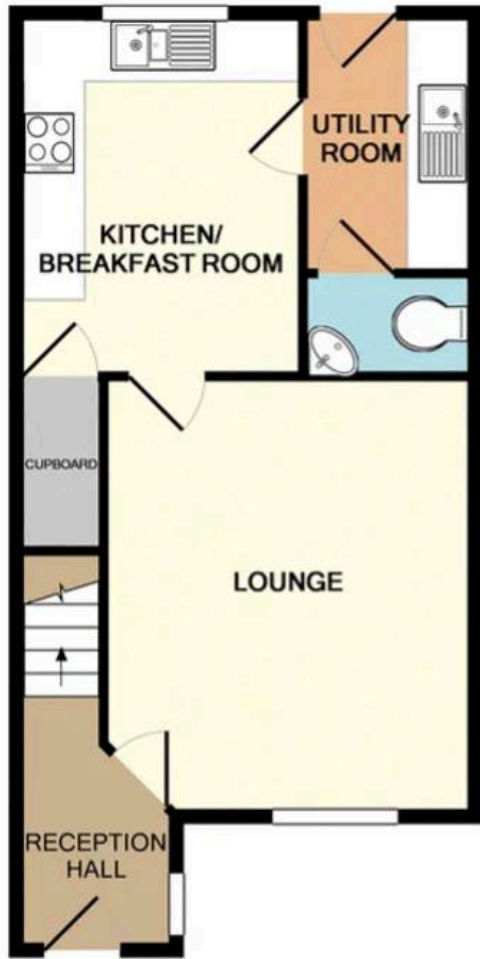
Moving up to the first floor, you'll find two bright and airy double bedrooms, each offering plenty of space and versatility. One of the rooms also features a large built-in cupboard, ideal for keeping everything tidy. The family bathroom on this level is modern and spacious, with a full-sized bathtub—perfect for a relaxing soak.

Heading up to the top floor, where you'll find the principle suite. This space is truly a retreat—the generously sized bedroom currently hosts a super king-sized bed with ease, along with built-in wardrobe storage and plenty of room for additional furniture. This suite also boasts its own en-suite bathroom, complete with a generously sized shower, making it a luxurious and private space to unwind.

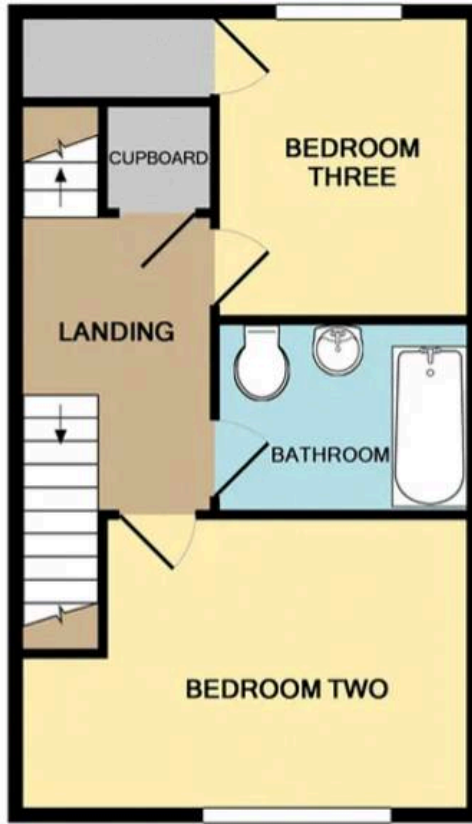
From its beautifully designed interiors to its thoughtfully planned outdoor space, 73 Tollbraes Road is a home that truly stands out. Whether you're enjoying the comfortable living areas, entertaining in the garden, or taking advantage of the excellent location, this property offers everything you could need for modern family living.



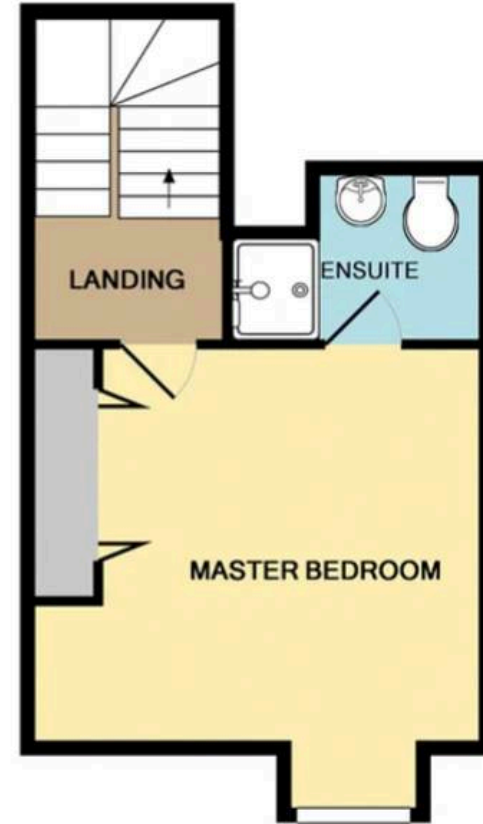




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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