



32 Burnside Crescent, Fauldhouse

Bathgate

Offers Over £90,000



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Fauldhouse, Bathgate

Welcome to 32 Burnside, a beautifully presented two-bedroom upper villa flat that combines modern upgrades with spacious living and an exceptional outdoor space. Situated in a highly sought-after central location, this home is ideal for those looking for comfort, style, and convenience.

Upon entering, you are welcomed into a bright and airy open-plan living space that flows effortlessly throughout the property. The lounge is a standout feature—generously sized with a stylish, contemporary design. A large front-facing window allows natural light to flood the room, enhancing the sense of space and creating a warm, inviting atmosphere. A charming fireplace serves as a cosy focal point, while a striking feature wall adds a touch of character. With plenty of room for multiple sofas and freestanding furniture, this is the perfect place to relax and unwind.

The recently upgraded kitchen is both practical and stylish, featuring sleek glossy white cabinetry paired with dark worktops for a modern contrast. There is ample worktop and storage space, along with integrated appliances, including a fridge/freezer. The kitchen also offers designated space for a washing machine and cooker, while a dining nook provides the perfect setting for morning coffees or intimate meals, making this an ideal space for cooking and entertaining.

The bathroom is equally impressive, boasting bright, modern wet wall finishes that create a sleek and welcoming feel. This stylish space features a large bath with an overhead rainfall shower, offering both luxury and practicality, as well as useful storage options.



Both double bedrooms are spacious and well-proportioned, providing a peaceful retreat. The main bedroom easily accommodates a king-size bed, with ample space for freestanding furniture. Built-in storage ensures the room remains tidy and organised, while the neutral décor allows for easy personalisation. The second bedroom is equally impressive, with enough space for a king-size bed if desired, as well as a large wardrobe. Whether used as a bedroom, home office, or dressing area, this versatile space offers plenty of possibilities.

The outdoor space is a real highlight of this property. The beautifully landscaped south-east-facing rear garden is expansive, offering a fantastic balance of low-maintenance appeal and endless potential. A large lawn provides an ideal space for families, keen gardeners, or those who simply love outdoor entertaining. Whether used for summer gatherings, children's play, or a peaceful retreat to soak up the sun, this private and spacious garden is a rare find.

This home has undergone significant recent upgrades, ensuring that all major works have been taken care of for complete peace of mind. From modern interior updates to essential improvements, the property has been meticulously maintained, making it truly walk-in ready. With extensive private parking, a stunning rear garden, and high-quality finishes throughout, this is a home that not only looks fantastic but offers long-term reliability and comfort. Situated in a prime location with excellent transport links and amenities close by, this is an opportunity not to be missed.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



Illustration For Identification Purposes Only.
Not To Scale (ID1175427 / Ref:90129)



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