





Fully Refurbished 3 Bedroom End-Terraced Villa!

Niall McCabe & RE/MAX Property are proud to welcome to the market this truly beautiful, and unique end-terraced villa, located in the ever-popular Falside Crescent, Bathgate. The property has been fully renovated from top to bottom and is brought to the market in 'Show Home' condition. A once in a lifetime opportunity, this is one you cannot miss!

Accommodation comprises; sunlit lounge, bespoke kitchen, 3 spacious bedrooms, designer bathroom & private gardens – along with a large driveway.

Nestled in the heart of West Lothian, Bathgate is a vibrant town offering a perfect blend of community charm and modern convenience. Boasting excellent transport links, including a train station with direct routes to Edinburgh and Glasgow, it's ideal for commuters. The town features a variety of shops, restaurants, and leisure facilities, along with highly regarded schools and beautiful green spaces, such as Balbardie Park and the Bathgate Hills. With its rich history and welcoming atmosphere, Bathgate is a sought-after location for families and professionals alike.

The home report can be downloaded from our website.

Council Tax Band: B

Tenure: Freehold Property

Factor: N/A

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Lounge

14' 2" x 13' 1" (4.33m x 3.98m)

A stunning lounge with exquisite finishes, featuring a stylish media wall with bespoke fitted storage, elegant herringbone flooring, and custom-fit blinds. A perfect blend of luxury and comfort—ideal for relaxing and entertaining loved ones.

Kitchen/Breakfast Room

16' 4" x 7' 3" (4.98m x 2.22m)

An exceptional custom-designed kitchen/breakfast room, boasting luxurious navy-blue units with elegant gold accents for a touch of class. A plethora of integrated appliances ensures seamless functionality, while a rear garden-facing window fills the space with natural light.

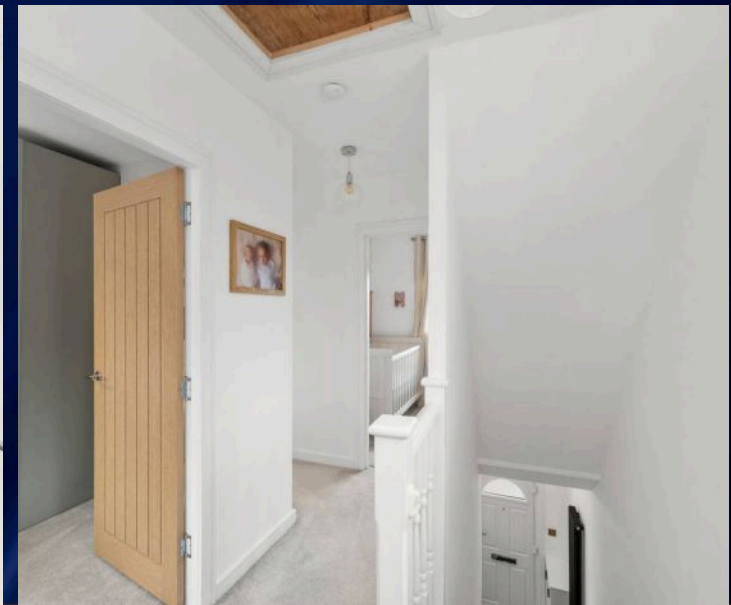
Utility Room

A practical utility space just off the kitchen, perfect for laundry appliances. Includes a spacious under-stairs cupboard housing a brand-new boiler, offering smart storage and efficiency.

Bedroom 1

11' 8" x 9' 9" (3.56m x 2.98m)

A spacious bedroom with stunning rear garden views, featuring gorgeous décor, plush flooring, and a flexible layout for ultimate comfort and style.



Bedroom 2

9' 9" x 7' 7" (2.98m x 2.32m)

A beautifully sized double bedroom with plush carpets, elegant creamy décor, and a charming central light feature, creating a warm and inviting ambiance.

Bedroom 3

8' 7" x 6' 10" (2.62m x 2.08m)

A charming bedroom, impeccably finished, featuring a lovely picture window that fills the space with natural light and character.

Family Bathroom

6' 6" x 5' 8" (1.97m x 1.72m)

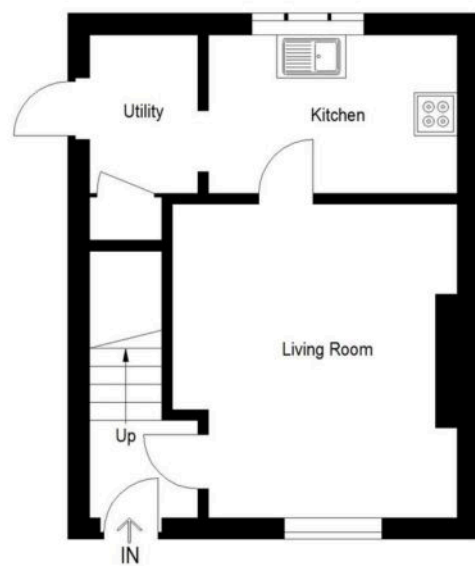
A contemporary yet timeless 3-piece bathroom, exuding luxury with a sleek bathtub and shower, elegant washbasin, and WC. Stunning tile design adds a statement finish to this exquisite retreat.

Exterior

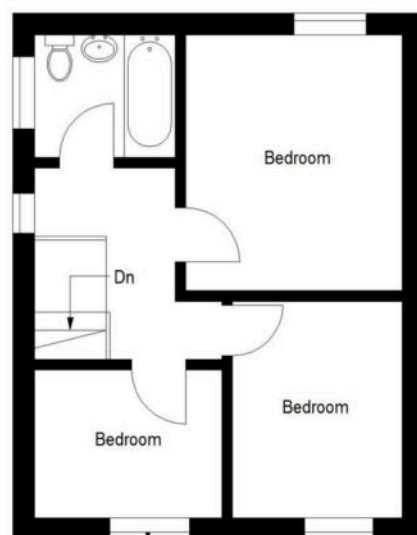
Externally, the property boasts pretty & low maintenance gardens – the rear has been designed with low maintenance as top priority. There is a large area which has been planted with lawn seeds, a detached garage which offers impeccable storage and to the front there is a multi-car driveway, and luscious lawn.



Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1176123 / Ref:90140)



RE/MAX Property

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