



22 Beech Road, Bathgate

Offers Over £135,000

22 Beech Road

Bathgate

Welcome to 22 Beech Road. Finished to a high standard throughout, this impressive three-bedroom semi-detached property is nestled at the end of a quiet road and boasts an array of upgrades both inside and out. Ideal for first-time buyers or professionals seeking a modern home that's ready to move into

The heart of the home lies on the lower level, where you'll find a stunning lounge and recently renovated kitchen. The lounge is a standout space with stylish herringbone flooring, a contemporary media wall with built-in fire, and striking twin alcoves with downlighting. A unique curved alcove with patio doors leads seamlessly to the beautifully landscaped, south facing rear garden. Featuring composite decking on the upper level and artificial grass below on the two lower levels, makes this garden perfect for year-round enjoyment, making this a space you'll love to relax and entertain in.

Back inside, the sleek kitchen has been newly fitted with soft grey cabinetry, wood-effect worktops, and room for a dining table, balancing functionality and style with ease.

On the entrance level, the home continues to impress with a modern, fully tiled bathroom. Crisp white gloss tiles, a shower-over-bath, LED touch mirror and high-spec finishes give it a clean and contemporary feel.

Upstairs, three well-proportioned bedrooms complete the accommodation. The principal bedroom is particularly generous in size and comfortably holds a super king-size bed. It features built-in storage, stylish panelling on the feature wall, and striking LED-lit ceiling coving for a luxurious modern touch. The second double bedroom is neutrally decorated with space for freestanding furniture, while the third bedroom, also finished in soft, neutral tones, is currently set up as a dressing room with a practical Murphy bed, offering versatility for guests or a home office.



Externally, the property also benefits from a secure outdoor storage space located at the front of the house. The current owners have upgraded the front with monoblock paving, which with the removal of the surrounding fence, could serve as a private driveway. The property enjoys added privacy with no direct houses opposite and is surrounded by mature trees and greenery.

This home has undergone a series of tasteful upgrades throughout, offering a turnkey opportunity for the next lucky owner.

Boghall is a popular and well-connected area on the edge of Bathgate. 22 Beech Road enjoys excellent access to both the M8 motorway and Bathgate Train Station, ideal for commuting to Edinburgh or Glasgow. The area is well-served with amenities, including Morrisons supermarket, Bathgate Retail Park, and a variety of local shops and cafes. Nearby bars and eateries such as The Fairway Hotel and The Terrace provide great options for socialising close to home.

This is a rare opportunity to secure a stylish, move-in ready home in a quiet yet highly convenient location, early viewing is highly recommended.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

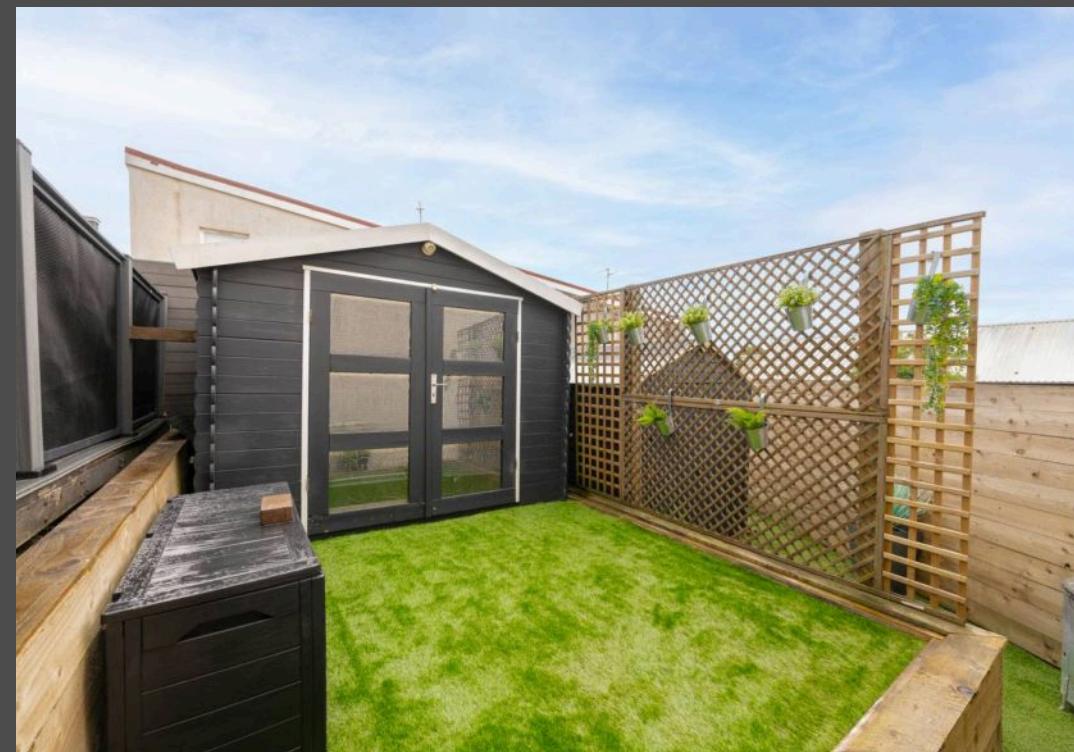
EPC Environmental Impact Rating: D



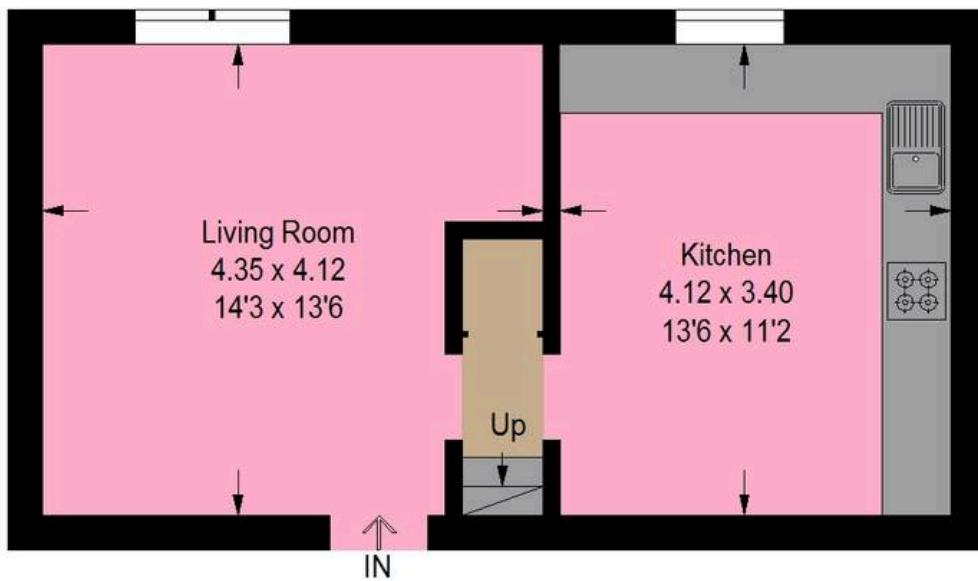
- Three well-proportioned bedrooms
- Stunning modern lounge
- Unique curved alcove with patio doors
- South-facing, landscaped rear garden
- Crisp and Contemporary Bathroom
- Newly fitted Stylish Kitchen



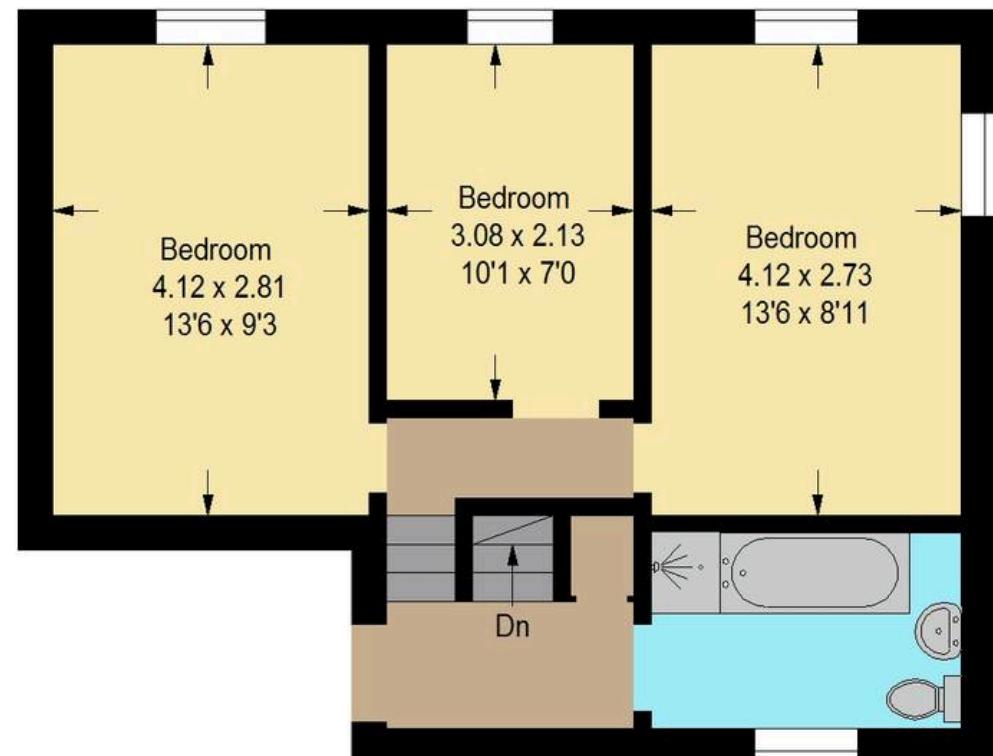




Approximate Gross Internal Area = 74.0 sq m / 797 sq ft



**Lower
Ground Floor**



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1211217 / Ref:90750)



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