



12 Meadowpark Road, Bathgate

Offers Over £155,000



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Bathgate,

Welcome to 12 Meadow Park, a stunning two-bedroom mid-terraced home that effortlessly combines modern style with practical living, quietly nestled within one of Bathgate's most sought-after residential neighbourhoods.

This beautifully presented property is the epitome of move-in ready, offering a meticulously maintained and thoughtfully upgraded interior that will appeal to first-time buyers, downsizers, and investors alike. Every inch of this home has been designed with comfort, convenience, and contemporary style in mind, all you need to do is unpack and enjoy.

As you step through the front door, you are greeted by a small entrance hallway, offering a neat separation from the main living space. The lounge is a warm and welcoming space, flooded with natural light and styled with plush dark grey carpeting and fresh neutral décor, creating a calming and elegant ambience. There's ample room here for both relaxing and entertaining, with space for a dining table to host friends or enjoy cosy family dinners.

Continuing through to the kitchen, you'll find a sleek and sophisticated space that's been finished to a high standard. High-gloss white cabinetry is beautifully complemented by polished black splashback tiles and modern worktops, offering both style and practicality. Whether you're cooking up a storm or enjoying your morning coffee, this space delivers in both form and function. From here, step out to the south-east facing rear garden, a true extension of the living space, fully slabbed for effortless upkeep and perfect for al fresco dining or enjoying the sunshine.



One of the standout features of this property is the impressive, fully insulated outhouse located in the garden. Fitted with electricity and presented in excellent condition, this versatile space can be transformed to suit your lifestyle, whether that's a state-of-the-art home gym, a peaceful home office, a creative workshop, or the ultimate garden bar for entertaining guests. The possibilities are endless.

Upstairs, you'll find two generously proportioned double bedrooms, each offering its own unique charm. The principal bedroom is positioned at the front of the home and showcases a serene, neutral palette with soft grey carpeting and a stylish mini walk-in wardrobe, the ideal blend of comfort and practicality. The second bedroom, situated at the rear, has been beautifully styled with crisp white panelling and light décor, creating a tranquil, inviting atmosphere ready for your personal touch.

The modern family bathroom completes the upper level and has been designed in a contemporary wet-room style, featuring easy-clean finishes that are as practical as they are stylish, ideal for busy households looking for low-maintenance luxury.

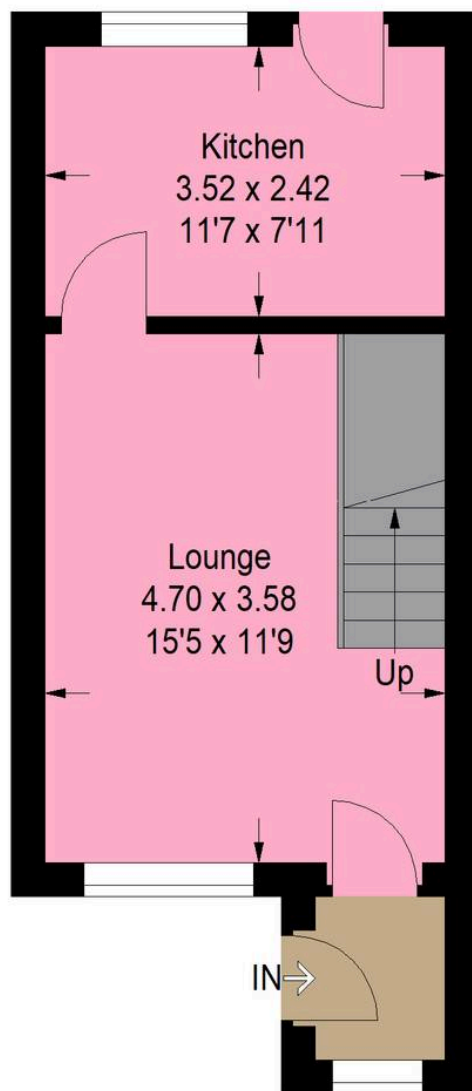
Outside, the property is set back from the road with a private driveway to the front, offering convenient off-street parking. The surrounding area is peaceful and family-oriented, yet perfectly placed to access all that Bathgate has to offer. You'll find a fantastic range of amenities within easy reach, including Tesco, Aldi, independent cafés, takeaways, and local shops. Families will appreciate the proximity to well-regarded schools such as Simpson Primary and Bathgate Academy, while commuters will love the easy access to Bathgate Train Station, just a few minutes' drive away, providing direct rail links to both Edinburgh and Glasgow.

From its stylish interior and incredible outdoor versatility to its convenient, central location, 12 Meadow Park is more than just a house, it's a home that's been lovingly cared for and is ready for its next chapter.

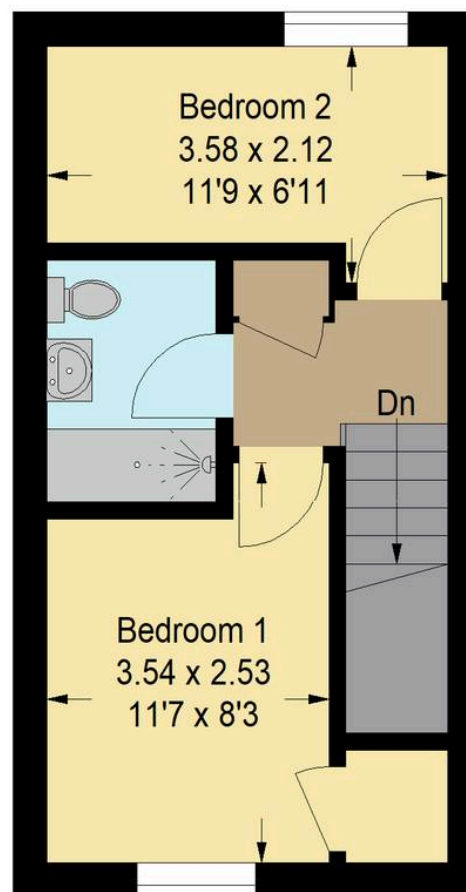




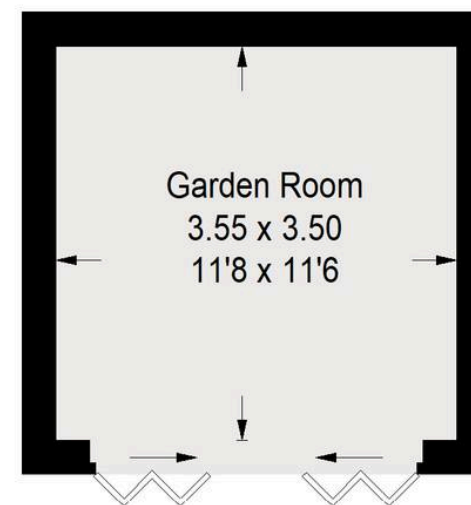
Approximate Gross Internal Area
53.8 sq m / 579 sq ft
Garden Room = 13.0 sq m / 140 sq ft
Total = 66.8 sq m / 719 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale (ID1215020 / Ref:90835)



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