



37 Bathgate Road, Blackburn

Offers Over £160,000



## 37 Bathgate Road

Blackburn, Bathgate

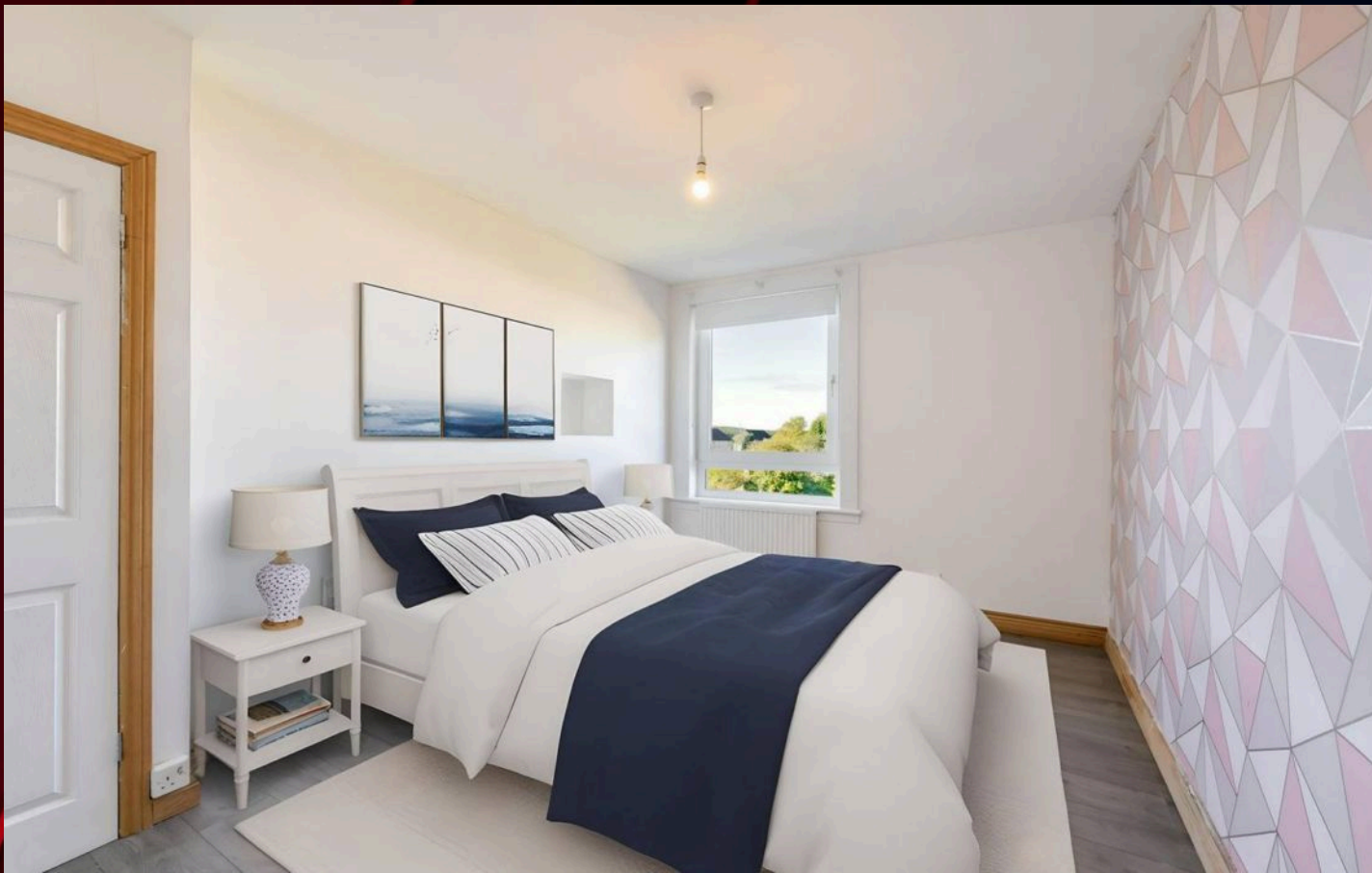
Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning walk in condition property in the popular town of Blackburn, a beautiful Mid Terrace 3 Bed Property

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Shower Room

6' 7" x 6' 6" (2.01m x 1.97m)

A beautifully presented, modern shower room featuring a rear-facing window and fully tiled walls and flooring. A heated chrome towel rail and central ceiling light enhance both comfort and style. The walk-in double shower includes a built-in shelf, sleek glass door, powerful rain head, and a convenient secondary handset. A contemporary vanity unit with a round bowl sink and mixer tap, along with a matching vanity WC, adds a sophisticated touch. A decorative shelf provides extra storage, completing this fresh and stylish space.

### Landing and Stairs

Carpeted stairs and landing with central light fittings create a warm and comfortable feel. Two generous storage cupboards offer excellent practicality. A well-placed window on the stairway allows natural light to brighten the space. The landing provides access to all three bedrooms and the attic.

### Bedroom 1

14' 2" x 9' 10" (4.31m x 3.00m)

A generously sized primary bedroom with a rear-facing window offering pleasant views. Finished with laminate flooring, a radiator, and a central ceiling light, the room also benefits from a double fitted wardrobe. There's ample space for additional free-standing furniture, making it both practical and comfortable.

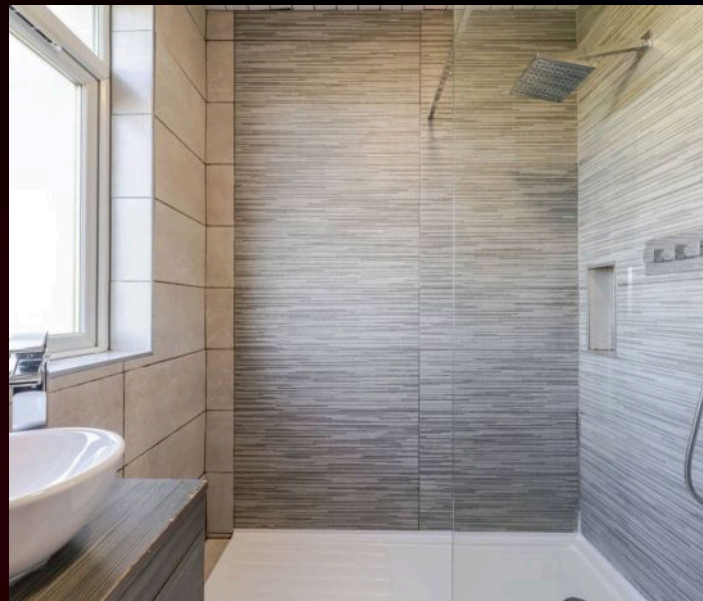
### Bedroom 2

A generously sized second bedroom with a rear-facing window offering pleasant views. Finished with laminate flooring, a radiator, and a central ceiling light, the room also benefits from a double fitted wardrobe. There's ample space for additional free-standing furniture, making it both practical and comfortable.

### Bedroom 3

13' 1" x 9' 1" (4.00m x 2.77m)

An excellent, good-sized double bedroom with a front-facing window that brings in plenty of natural light. Finished with laminate flooring, a radiator, and a central ceiling light, this room offers ample space for free-standing furniture, making it a versatile addition to the home.





### **Vestibule**

Welcoming and spacious with attractive laminate flooring and a central ceiling light. A modern PVC front door provides durability and style. A generous understairs cupboard offers excellent storage for jackets, shoes, and household items, keeping the space neat and organised.

### **Entrance Hall**

Bright and inviting, featuring stylish laminate flooring, a central ceiling light, and a radiator for added warmth. The hallway provides easy access to the lounge, kitchen, shower room, and the upper level, ensuring a practical and well-connected layout.

### **Lounge**

13' 2" x 13' 6" (4.02m x 4.12m)

Large, bright, and welcoming, with a front-facing window that fills the space with natural light. The room features stylish laminate flooring, a radiator, and an eye-catching hanging light. A feature textured tiled wall with two built-in shelves adds character, while fresh décor and attractive coving create a refined finish.

### **Kitchen**

13' 9" x 9' 6" (4.20m x 2.89m)

A generously sized, contemporary kitchen with a rear-facing window and a half-glazed PVC door, providing plenty of natural light and easy outdoor access. The space features laminate flooring, a chrome radiator, and stylish spotlight ceiling lighting. Ample storage cupboards and extensive worktop space are complemented by attractive splashback tiling. A composite sink with a mixer tap sits beneath the window. Integrated appliances include a fridge freezer, oven with grill, microwave, and a five-ring gas hob with an extractor fan. There is also designated space for a washing machine and either a tumble dryer or dishwasher.

addition to the home.





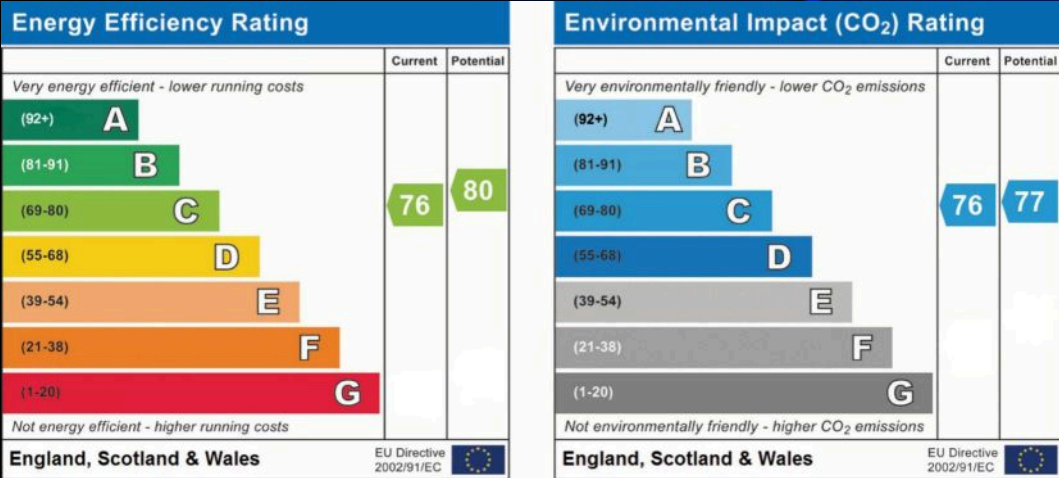
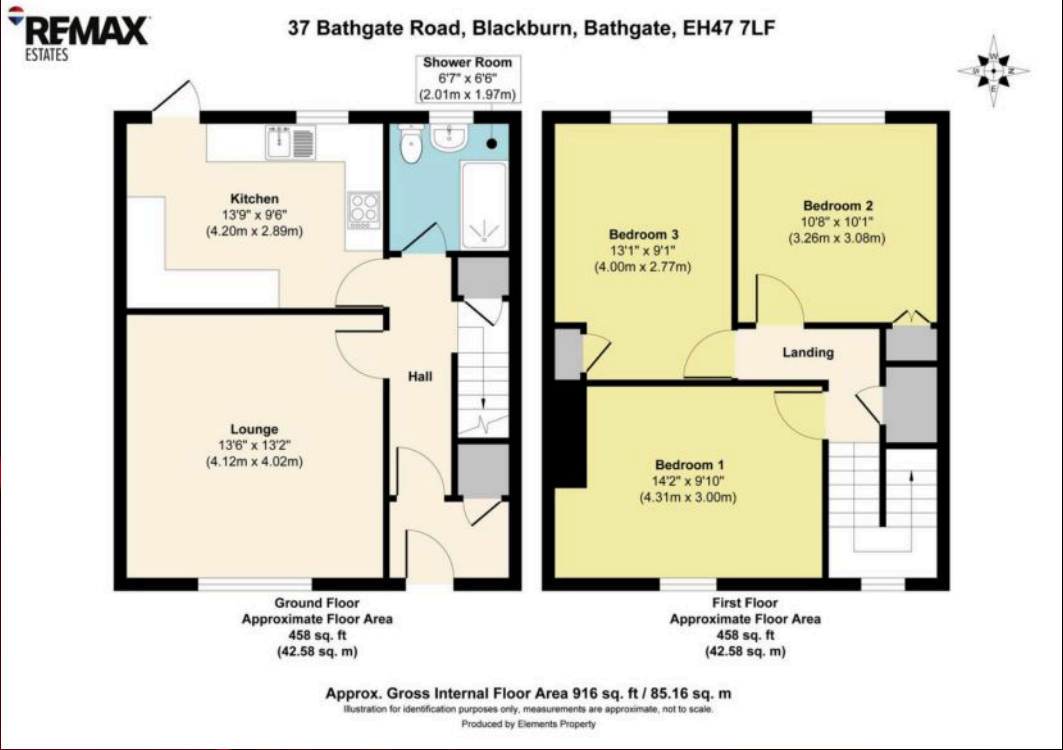
### FRONT GARDEN

A low-maintenance garden featuring border chipping stones, a wooden decking area, and a mature hedge providing both privacy and security. Paved pathways lead to the front door, and the garden is fully enclosed with a gate for added safety.

### REAR GARDEN

A very spacious rear garden, mainly laid to lawn, featuring a generous wooden decking area—perfect for outdoor entertaining. Fully enclosed for privacy and security, it also includes a large storage unit, kindly gifted by the current owner.







RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

