







## 7 Dalling Road

### Bathgate

Welcome to Dalling Road, Bathgate, a home that has been lovingly cared for and cherished for an incredible 56 years. From the moment you arrive, there is a sense of warmth and quiet pride in how this home has been kept, reflecting decades of careful ownership and gentle stewardship.

As you step inside, a welcoming hallway connects the main living spaces. To your left, the bright and inviting lounge enjoys a beautiful dual aspect position, allowing natural light to pour in throughout the day. The generous proportions create a wonderfully flexible space, easily accommodating both lounge furniture and additional occasional pieces, while the outlook to the front provides a pleasant and open aspect.

Directly across the hallway, at the front right of the property, you'll find the kitchen and dining area, another room that benefits from dual aspect windows, flooding the space with light while also offering views across the rear garden. The kitchen is impressively generous in size and storage, with plentiful cabinetry and workspace making it ideal for both everyday cooking and hosting family meals. There is ample room for a dining table, creating a natural hub for the home where people can gather, cook and connect.

Beyond the kitchen and living room, a further hallway links these spaces seamlessly to the rear of the property, enhancing the sense of flow and openness throughout the ground floor. It is from here that a door leads directly out into the rear garden, making it easy to step outside and enjoy the outdoor space.





The rear garden is a true highlight. Clearly well and lovingly maintained, it features a beautifully manicured lawn, mature planting and a wonderful selection of established flowers and shrubs, including rose bushes, which bring colour and charm through the seasons. A paved patio provides an ideal area for outdoor seating, perfect for relaxing or entertaining, while the overall layout offers a peaceful and private setting to enjoy. To the rear of the garden there is also a gate leading directly to the residential parking area, allowing for convenient and easy access from your car straight into the garden and home. Heading upstairs, the sense of space and thoughtful storage continues. The upper hallway benefits from multiple built-in cupboards, providing excellent storage solutions that keep the living areas clutter-free.

The principal bedroom, positioned to the front left of the property, is a spacious double room with plenty of floor space for freestanding furniture. It also enjoys the added benefit of built-in wardrobes, making it both practical and comfortable, with a pleasant outlook to the front.

To the front right is Bedroom Two, another well proportioned double room, again offering ample space for a full range of furniture and benefitting from lovely natural light through the large window.



At the rear of the home is Bedroom Three, currently set up as a spare bedroom. This versatile room would also make an ideal child's bedroom, nursery, or home office, depending on your needs and enjoys a quiet and peaceful position overlooking the garden.

Also on this floor, the home benefits from two separate bathroom spaces. The main family bathroom is a bright and spacious wet-room style shower room, fitted with a full height electric shower, easy access flooring and a contemporary vanity unit with basin, all finished in soft, neutral tones and enhanced by natural light from the window. Directly next door is a separate WC, providing a convenient and practical additional facility.





With its generous room sizes, excellent storage, beautifully kept garden and convenient residential parking to the rear, this home offers not just a place to live, but a place that has clearly been treasured. Dalling Road is a rare opportunity to acquire a property that has been so carefully maintained and thoughtfully looked after over the decades, now ready to welcome its next chapter.

Sitting just a short walk away from Bathgate's vibrant main street, the home enjoys the convenience of town centre living while still feeling remarkably private, peaceful and secluded.

Within the town itself, you are just five minutes from Dental practices and doctors surgeries as well as approximately a ten minute walk from Bathgate retail park. A full range of shops including Morrisons, Tesco, Aldi and Lidl are all close by, as well as Bathgate train station, making day to day life incredibly convenient.

This is a home filled with warmth, character and potential, a place that has been cherished and is now ready to welcome its next chapter.

Home Report Value- £140,000

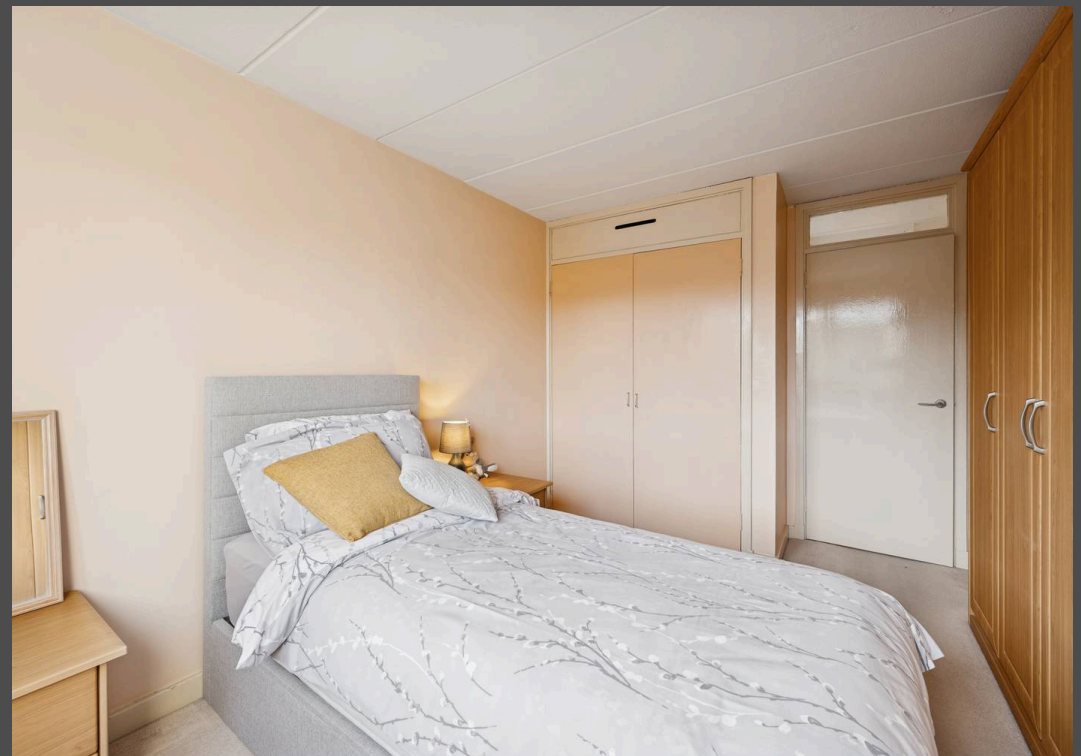
EPC - D

Council Tax Band - B

Square Ft - 97 sqm / 1044.1

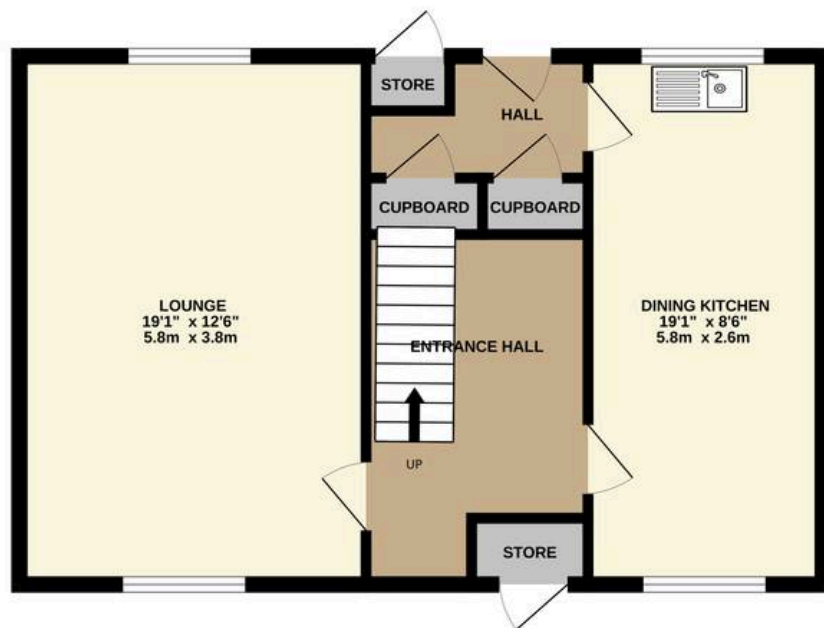
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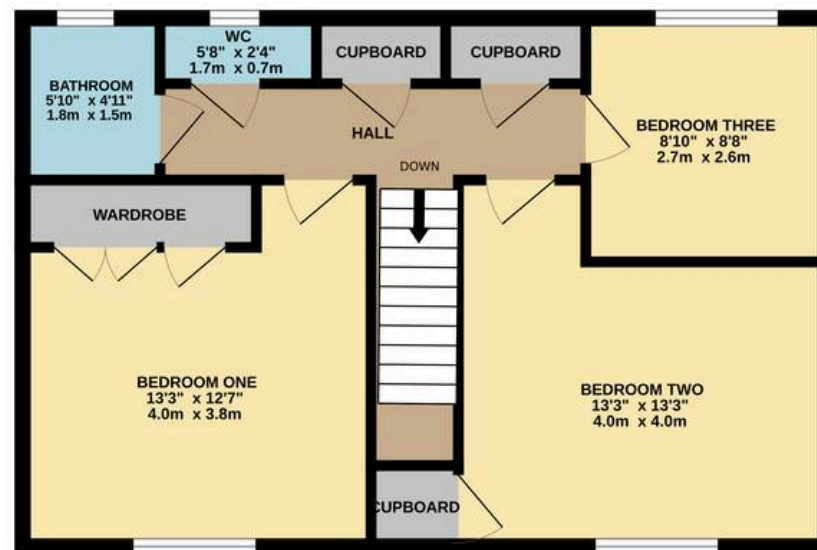




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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