



17 Bruce Street, Bathgate





Niall McCabe & RE/MAX Select Bathgate are delighted to present this beautifully appointed three-bedroom mid-terraced townhouse, peacefully situated on Bruce Street within the highly sought-after Wester Inch Village, on the picturesque eastern edge of Bathgate. Boasting elegant interiors, fresh contemporary décor and a flexible layout ideal for modern family living, the accommodation includes a stylish bay-windowed lounge, kitchen with dedicated dining area, three luxurious bathrooms, three generous double bedrooms, private gardens.

The ground floor offers an inviting reception and kitchen arrangement, beginning with a beautifully presented front-facing lounge, freshly decorated and newly carpeted, featuring a charming bay window overlooking a well-kept green and generous floor space for relaxed living. To the rear lies the heart of the home: a stylish kitchen with a separate dining area, finished with elegant tiled flooring and neutral décor, boasting an excellent range of wall and base units, integrated appliances and space for freestanding additions, with newly installed French doors opening onto the landscaped rear garden, complemented by a stunning two-piece WC.

The middle level hosts two exceptionally well-proportioned double bedrooms, both offering excellent flexibility of use and enjoying an abundance of natural light through multiple windows overlooking the surrounding development, all finished in soft, elegant neutral tones. Completing this floor is a contemporary family bathroom, combining luxury with practicality and featuring a generous bathtub with overhead shower, wash basin and WC, finished with full tiling for ease of maintenance.

Occupying the top floor is the impressive principal suite, offering a private and elegant retreat with generous proportions, far-reaching windows, bespoke fitted wardrobes, fresh flooring and stylish contemporary décor. Adjoining the bedroom is a newly fitted shower room, beautifully finished with a large walk-in enclosure, wash basin and WC, completing this luxurious top-floor accommodation.

Externally, the property is complemented by beautifully maintained private gardens, with the front showcasing attractive chipped landscaping, colourful planting and elegant wrought-iron fencing and gates that enhance the home's kerb appeal. The fully enclosed rear garden offers excellent privacy and peace of mind, featuring a bespoke decked terrace, a stylish patio area and vibrant planting, while the property further benefits from one allocated residents' parking space.













**REMAX SELECT**

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