



REMAX
Property

140 Belvedere Road, Bathgate
Offers Over £174,000



Derrick Mooney & RE/MAX Property are delighted to welcome you to this beautiful three-bedroom semi-detached house, perfectly positioned in a sought-after location that's ideal for families or anyone looking for a little extra space. Step inside and you'll immediately notice the recently fitted stunning designer kitchen, along with a sleek modern bathroom that offers a fresh and stylish feel. The property features a recently fitted Baxi boiler, so you can enjoy warmth and comfort all year round without any worries. Each of the three bedrooms is well-proportioned, giving you plenty of options for sleeping, working from home, or creating a hobby space. The living areas are bright and welcoming, making it easy to relax after a long day. This home is move-in ready, with modern touches throughout, and has been thoughtfully updated to combine comfort and style.

Council Tax band: TBD

Bathgate is a premier West Lothian commuter town, offering an exceptional blend of historic charm and modern convenience. Located between Edinburgh and Glasgow, it provides direct rail access to both and excellent M8 motorway links. Known for its bustling traditional town centre where you will find a range of shops, supermarkets, financial services, doctor surgery, dentists, bars, restaurants, leisure centre swimming pool, golf course, bowling club, tennis club and close distance to pre/primary and secondary schooling

Lounge

19' 2" x 11' 7" (5.84m x 3.54m)

A spacious and inviting lounge featuring a plush fitted carpet and a charming feature fireplace as the focal point. The room is finished in a neutral décor, creating a bright and versatile living space. A front-facing window floods the room with natural light.

Kitchen

9' 2" x 7' 10" (2.80m x 2.39m)

A recently fitted designer kitchen, finished to a sleek and stylish standard. Comprising a modern induction hob, double oven with grill, integrated microwave and a contemporary extractor fan. The space offers ample base and wall units, providing excellent storage, along with a designer sink and drainer with mixer tap. A side-facing window brings in natural light, while downlights complete the clean and modern look.

Dining Room

16' 0" x 11' 7" (4.87m x 3.54m)

An exceptionally large and impressive dining room, beautifully enhanced by dual aspect windows that flood the space with natural light. Double patio doors provide seamless access to the fully enclosed rear garden, creating an ideal setting for both entertaining and everyday family living.

Double Bedroom

11' 5" x 10' 3" (3.47m x 3.13m)

A delightful and generously sized double bedroom, featuring wall-to-ceiling designer fitted wardrobes and drawers, offering excellent storage solutions. Finished in a neutral décor, the room provides a calm and versatile space, perfect for relaxation.





Family Bathroom

8' 11" x 5' 6" (2.71m x 1.67m)

A stunning designer bathroom, beautifully appointed with a contemporary P-shaped bath and sleek glass enclosure. The space is enhanced by a luxurious rainfall shower alongside a convenient handheld attachment. A stylish vanity unit with basin and WC provides a modern finish, complemented by tiled flooring and partially tiled walls, creating a clean and sophisticated look throughout.

Double Bedroom

13' 0" x 8' 8" (3.97m x 2.65m)

A generously sized double bedroom, featuring a soft fitted carpet and finished in a neutral décor to create a calm and inviting atmosphere. A rear-facing window overlooks the fully enclosed garden, providing a pleasant outlook.

Bedroom/Office

9' 3" x 8' 3" (2.83m x 2.52m)

A versatile bedroom currently utilised as a home office, offering flexibility to easily revert back to a bedroom if required. The room features a soft fitted carpet and is finished in a neutral décor, complemented by a useful internal cupboard for storage. A front-facing window allows for natural light.

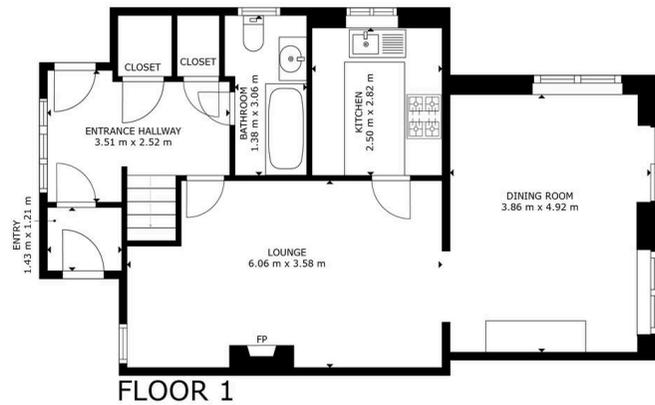
Hallway

A spacious and welcoming hallway, featuring attractive wooden flooring and benefiting from excellent built-in storage with three internal cupboards, providing practical and convenient space for everyday essentials.

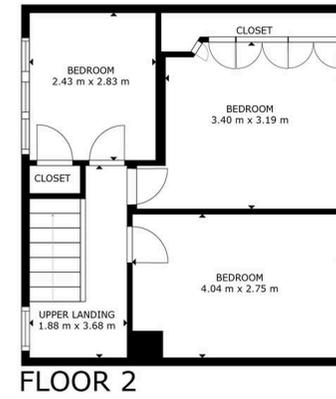
Attic/Loft Space

The attic has plasterboard and flooring which if one desires could eventually be turned into a room.





GROSS INTERNAL AREA
 FLOOR 1: 67 m²; FLOOR 2: 39 m²
 TOTAL: 106 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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