



44 Belvedere Road, Bathgate



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptional, fully refurbished three-bedroom end-terraced residence, ideally situated in the heart of Belvedere Road, Bathgate - a highly sought-after, family-friendly setting just moments from the town centre. The property has been meticulously maintained and thoughtfully enhanced by the current owners, offering impeccable, true turnkey condition throughout.

Positioned at the front of the ground floor, you are welcomed into an exquisite lounge featuring walnut high-gloss flooring, a striking bay window, and generous proportions for versatile furniture arrangements. Adjacent lies a beautifully appointed, newly installed kitchen in elegant sage green with refined wooden worktops - truly a chef's dream. From here, there is seamless access to the rear garden, effortlessly blending indoor and outdoor living. Completing this level is a luxurious three-piece family bathroom, showcasing a spacious bathtub, wash basin, and W.C.

On the upper level, there are three beautifully presented double bedrooms, each thoughtfully styled and enjoying delightful outlooks across varying aspects. Bedroom One serves as an impressive principal suite, featuring plush carpeting and elegantly coordinated wall finishes. Bedroom Two is another generously proportioned double, benefitting from charming views over the rear garden, while completing the upper floor is Bedroom Three - a further well-sized and inviting space.

Externally, the property is set within generous gardens, with a fully enclosed frontage featuring decorative chipping and opportunities for planting, while the rear boasts an expansive lawn complemented by paved patio areas - perfect for those with a passion for gardening. On-street parking is readily available.







## REMAX SELECT – *By Niall McCabe*

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