



13 Fisher Road, Bathgate, West Lothian, EH48 2RB

Light & Tastefully Presented, Three-Bedroom, End-Terrace Home

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Property Description

Light and tastefully presented, three-bedroom, end-terrace home, with gardens and an allocated parking space. Set off-street, on a corner plot, in a modern residential development in the popular commuting area of Bathgate, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Highlights include a fitted kitchen with appliances, bright modern bathrooms, and a semi-enclosed patio deck for entertaining. Additionally, there is gas central heating, double glazing, and good storage, including a loft.

Together with the patio deck, the rear garden includes a lawn and a store shed, whilst there are additional garden plots to the front and side.

With a private parking space adjacent, the development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds.

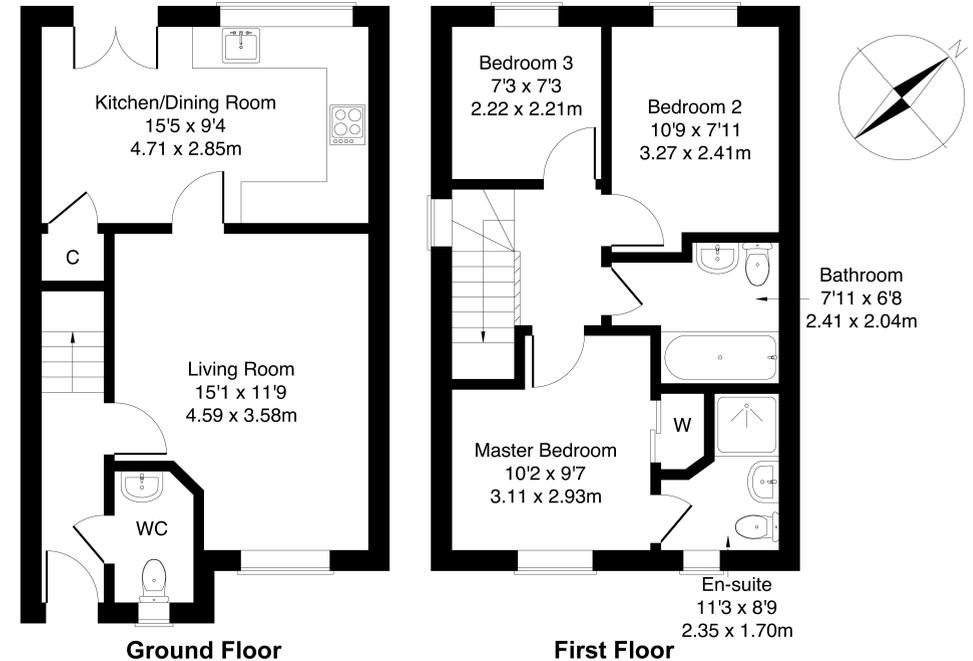
The welcoming entrance hall provides access to all ground-floor accommodation and includes a conveniently positioned WC. The spacious living room is beautifully presented with soft carpeted flooring, a central light fitting and a large window that fills the room with natural light, creating a bright yet cosy setting. Generous in size, the room offers ample space for a range of seating arrangements, making it ideal for both relaxing evenings and entertaining guests. Accessed via the living room, the kitchen/dining room is well-appointed with wood-effect flooring, stone-effect worktops, a central light fitting and a useful built-in storage cupboard. French doors open directly onto the wooden decking, allowing for a seamless connection between indoor and outdoor living, perfect for family dining and summer gatherings. Appliances include a washing machine, integrated fridge freezer, integrated oven and a five-ring gas hob with canopy extractor above.

Upstairs, the master bedroom is a comfortable and well-proportioned double room featuring carpeted flooring, a built-in wardrobe with mirrored sliding doors and access to a modern en suite shower room. The second bedroom is another generous double, complete with carpeted flooring and space for freestanding furniture. The third bedroom is a well-sized single room, ideal as a child's bedroom, guest room or home office. Completing the accommodation, the contemporary three-piece family bathroom comprises tiled-effect flooring, a tiled splashback surround and a central light fitting, offering a clean and stylish finish throughout.

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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)

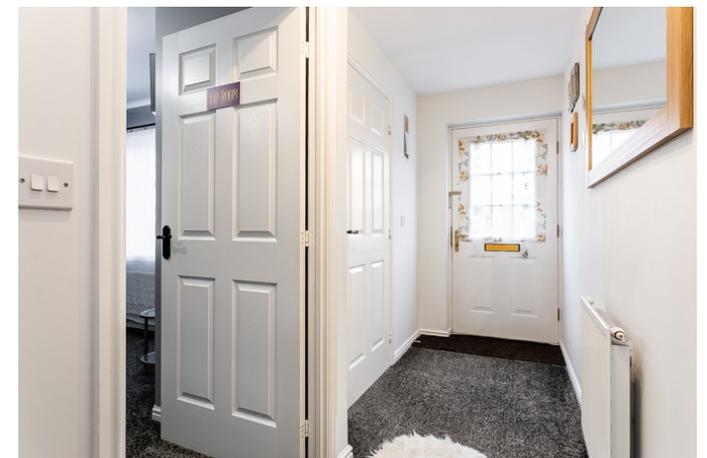


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bathgate is ideally positioned for commuters, with excellent transport links to both Edinburgh and Glasgow, making it a popular choice for professionals and families. The town offers a comprehensive range of amenities, including several supermarkets, respected primary and secondary schools, and a varied selection of high street retailers, independent shops, bars, cafes and restaurants. For additional shopping, the nearby town of Livingston is home to The Centre and

Livingston Designer Outlet, two of Scotland's leading retail destinations. Bathgate also provides plenty for leisure and outdoor enthusiasts, featuring two golf courses and the Balbardie Park of Peace, which includes the local sports centre with a wide range of facilities. Scenic escapes are within easy reach, with Beecraigs, Almondell and Polkemmet Country Parks offering beautiful landscapes for walking, cycling and family outings.





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