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22 Falside Terrace, Bathgate, West Lothian, EH48 2DH

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Home

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached home, with gardens and a driveway. Located in an established residential area of Bathgate, West Lothian.

Comprises an entrance hallway, living room, kitchen, three double bedrooms, and a shower room.

Highlights include a stylish fitted kitchen and bathroom, gas central heating and double glazing. In addition, there is extensive contemporary flooring and modern lighting.

There is low-maintenance landscaping to the front, with a driveway continuing to the side, whilst a generous south-facing garden includes a lawn, wood-decked patios and a shed.

A bright entrance hall, including understairs storage, is finished with light, neutral decor and modern wood-effect flooring. On the left, a well-proportioned living room is filled with natural light, from a wide, front-facing window and offers a flexible floor plan for lounge furniture, with space for seated dining, if desired. Conveniently located next door, a kitchen, with rear garden access, is fitted with contemporary, gloss-grey units, including pantry-style units, wood-effect worktops and panel splashbacks. Appliances include an integrated oven, an induction hob, a canopy and a freestanding dishwasher.

Completing the ground floor, a stylish, monochrome shower room comprises a generous, glazed shower enclosure, with a rainfall shower, a WC suite set into storage, a tall, urban-style radiator and both panel and tiled walls.

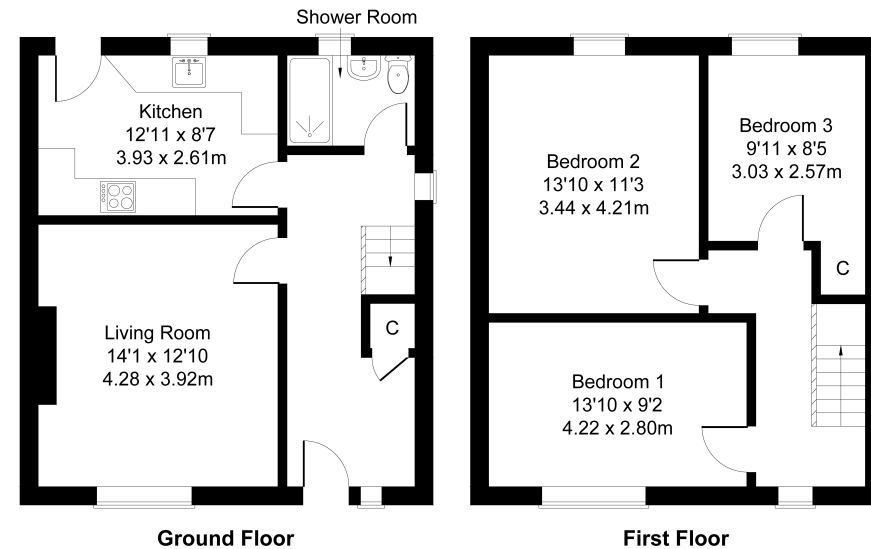
Upstairs, accessed from a naturally lit landing, three generously proportioned double bedrooms are fitted with modern, wood-effect flooring. All three offer plenty of space for freestanding furniture, with the third bedroom further benefiting from handy open storage.

The large south-facing garden benefits from a feeling of privacy and multiple decking areas in addition to a lawn and paved sections. The sale includes a workshop-style shed placed at the rear of the multi-car driveway.

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Approximate Gross Internal Area: (947 sq ft - 88 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 offers a convenient commuting location for both Edinburgh and Glasgow, and offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants and cafés. Further extensive shopping is available in Livingston including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive

local shopping and a range of supermarkets. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.





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