

# 3 Falside Crescent

ADDRESS LINE TWO



*Walk-in two-bed home with generous garden and driveway, perfect for those looking for their first home*



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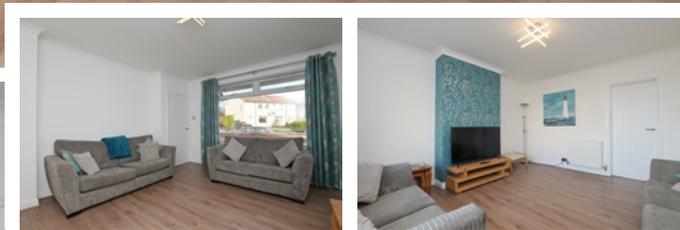


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McEwan Fraser Legal is delighted to present Falside Crescent to the market. A beautifully maintained semi-detached home offering light-filled, well-proportioned living spaces, all presented in true walk-in condition. Nestled within a quiet residential crescent, the property makes a strong first impression with its neat frontage, spacious driveway, and inviting entrance porch that provides a practical buffer from the outdoors.

# THE LIVING ROOM



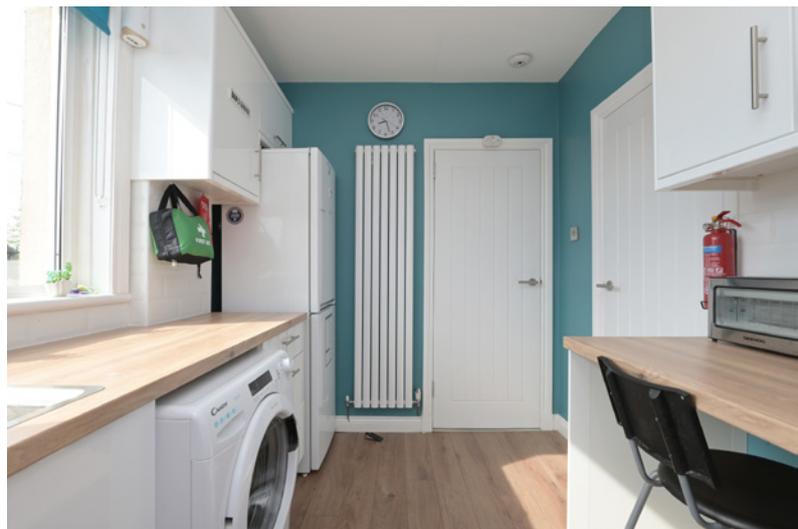
Step inside to a welcoming hallway where soft carpeting and calm, neutral tones create an immediate sense of home. To the left, the lounge unfolds, a bright and generous space anchored by a large front-facing window that floods the room with natural light. Tastefully finished, with a contemporary feature wall and plenty of room for comfortable seating, it's a space that effortlessly blends style with relaxation.

# THE KITCHEN



Flowing through to the rear, the kitchen continues the modern aesthetic with sleek white cabinetry, contrasting wood-effect worktops, and integrated appliances. There's ample surface space for meal preparation, while a breakfast bar offers a casual spot for morning coffee or quick bites. Thoughtfully laid out and beautifully finished, it serves as the functional heart of the home.

Off the kitchen, a side hallway provides access to the side and rear garden and includes generous storage, an ideal setup for keeping the living areas tidy and streamlined.





Upstairs, two well-proportioned bedrooms await, both offering excellent integrated storage and a calming palette that complements the home's overall finish. Completing this floor with ease and practicality is a bright, fully tiled shower room with sink and WC – neat and well-maintained.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

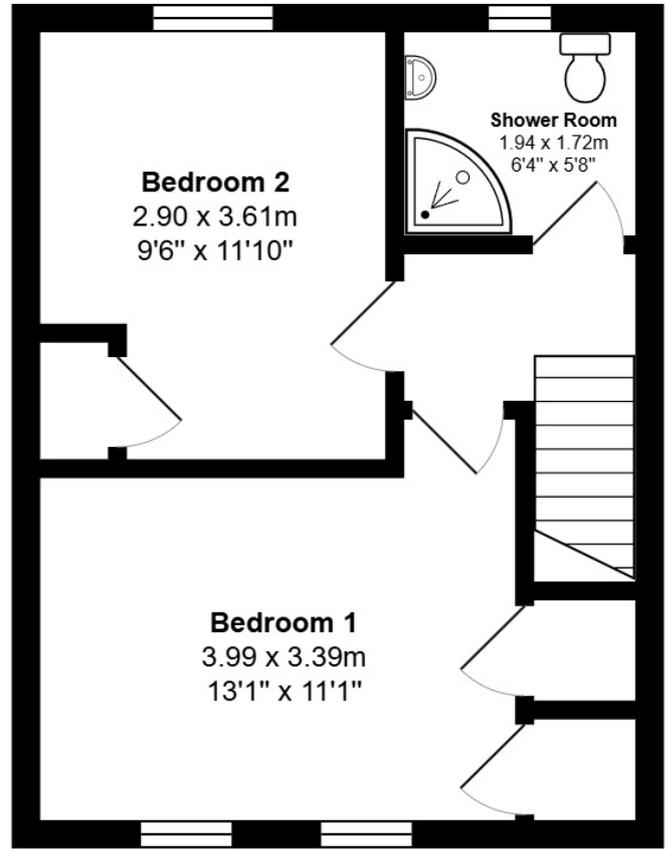
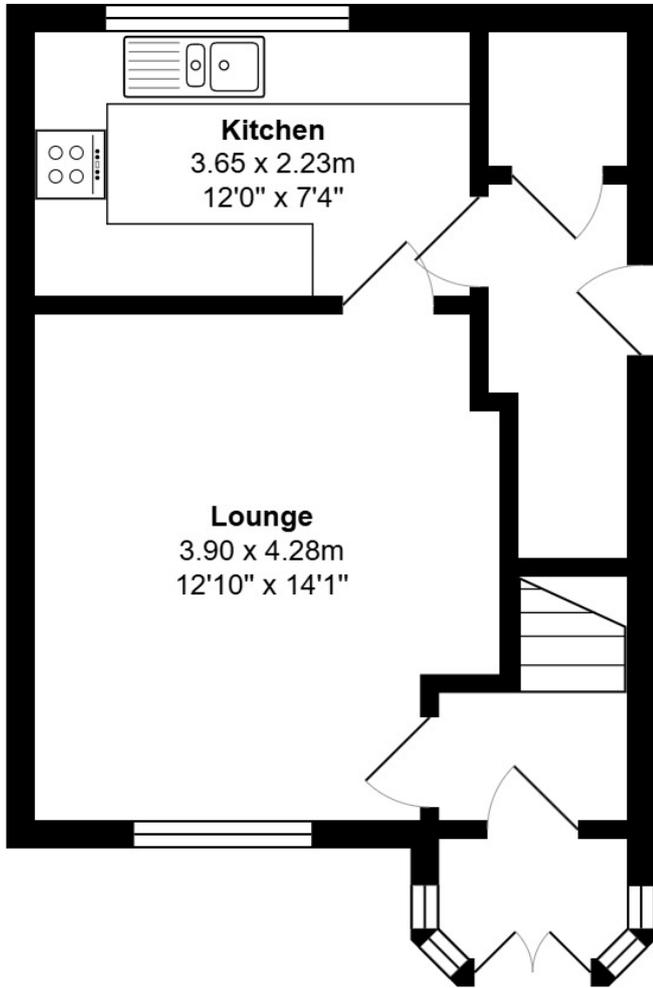


Outside, the rear garden has been fully slabbed for minimal maintenance and maximum enjoyment—a peaceful spot that's ready to be shaped to your taste, whether that means dining alfresco or simply soaking up the sunshine. To the front, a wide monoblock driveway offers ample off-street parking, rounding off this wonderfully presented home.

# EXTERNALS

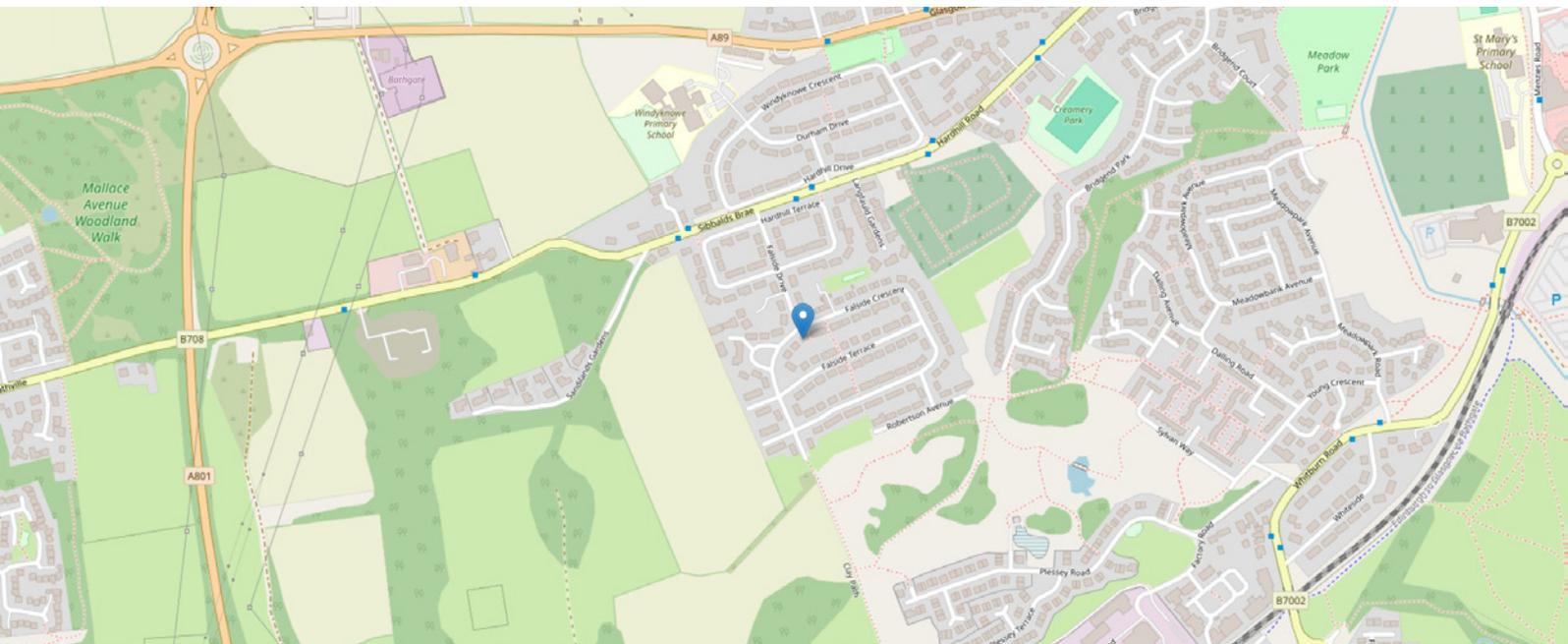


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled within a quiet and well-established residential pocket, Falside Crescent offers a peaceful setting just moments from the heart of Bathgate. This sought-after crescent is known for its family-friendly environment, attractive streetscape, and easy access to everything the town has to offer.





Bathgate itself is a thriving West Lothian town that strikes a perfect balance between small-town charm and modern convenience. Its vibrant town centre is brimming with independent shops, cosy cafés, and popular restaurants, alongside larger supermarkets and retail outlets that cater to everyday needs. For those who enjoy the outdoors, there are scenic walking routes and green spaces nearby, including Kirkton Park—a lovely spot for weekend strolls or picnics with family. Families are well served by local schools, with Windyknowe Primary just a short walk away and Bathgate Academy within easy reach. Healthcare facilities are also close at hand, including GP surgeries and dental practices.

Commuting is made exceptionally easy thanks to Bathgate's well-connected train station, offering direct services to Edinburgh and Glasgow—ideal for professionals travelling into the city. Road links are equally convenient, with quick access to the M8 motorway placing both cities and the wider Central Belt within easy driving distance.

Whether you're looking for a quiet place to settle, excellent commuter links, or a strong sense of community, Falside Crescent in Bathgate ticks all the right boxes. It's a location that offers both calm and connectivity in equal measure.



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