



39 Tollbraes Road, Bathgate

Bathgate

Offers Over £190,000



39 Tollbraes Road

Welcome to this lovely 3-bedroom end of terrace home, perfectly nestled in a desirable location. As you step through the entrance hallway, you're greeted by a well-organised layout that separates the ground level accommodation.

The kitchen, boasting ample storage and worktop space, is not only functional but also stylish, featuring an integrated fridge/freezer, catering to all your culinary needs. Adjacent is the inviting lounge, illuminated with natural light, offering a generous space for relaxation and entertainment, and boasting dining space, with French doors leading out to the enclosed rear garden, indoor-outdoor living is effortlessly achieved.

Convenience is key with the addition of a WC on the ground floor, ensuring practicality for everyday living.



Upstairs, three well-proportioned bedrooms await, providing ample space for rest and rejuvenation. The principal bedroom enjoys the luxury of an en-suite shower room. The family bathroom, adorned with half-height tiling, completes the internal accommodation of this home.

Outside, the enclosed rear garden provides a private oasis, predominantly laid with lawn, perfect for outdoor activities and al fresco dining. Off-street parking and a single car garage offer practicality and convenience.

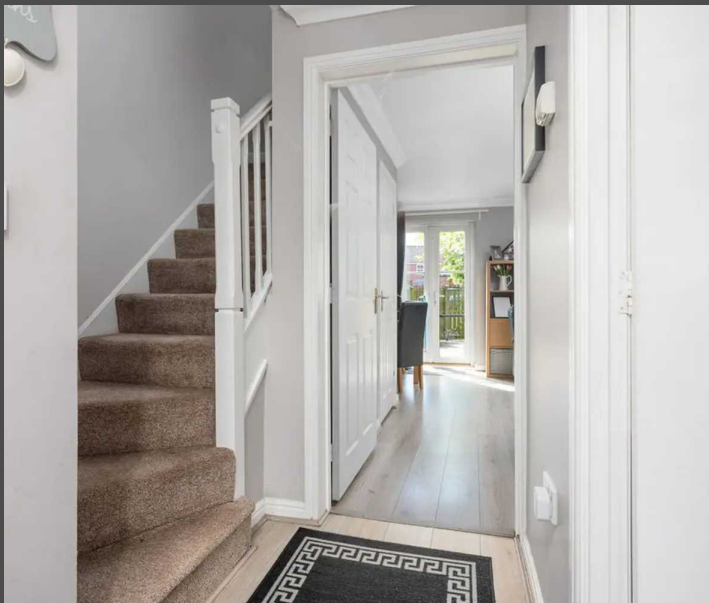
This property caters to a diverse range of buyers, whether you're a first-time buyer embarking on your homeownership journey, a growing family seeking ample space to flourish, or a downsizer yearning for comfort and convenience. Don't miss the opportunity to make this house your cherished home.

Council Tax band: D

Tenure: Freehold

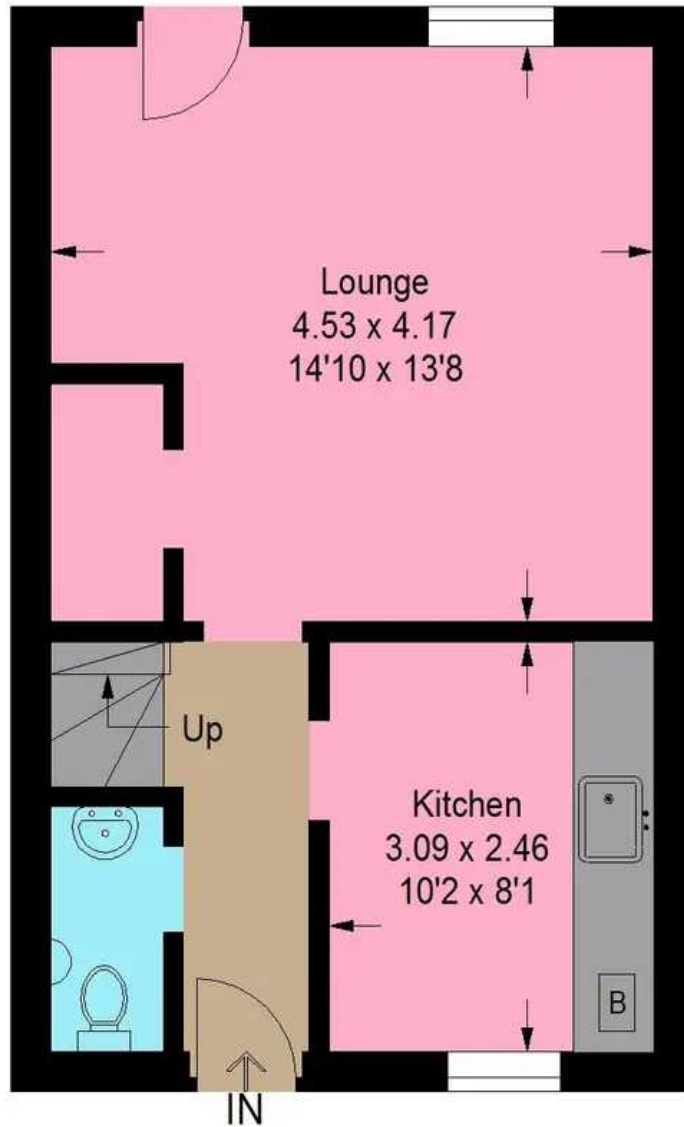
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

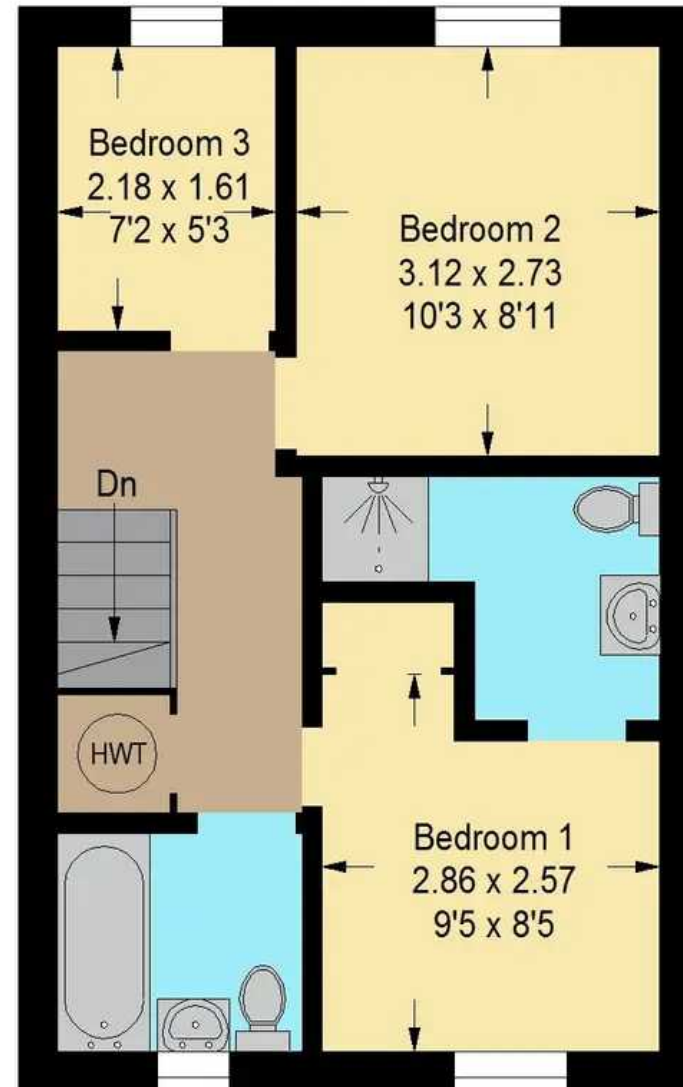




Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1078672/ Ref:87957)



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