



17 Marmion Road, Bathgate

Bathgate

Offers Over £135,000



## 17 Marmion Road

Bathgate, Bathgate

This charming three-bedroom end-of-terrace property offers the perfect blend of comfort, style, and convenience, making it an ideal choice for those seeking a peaceful yet centrally located home in Bathgate. Just a short journey from the local train station, restaurants, and entertainment options, this property is perfectly positioned for easy access to everything you need.

The exterior of the property has been recently painted, enhancing its curb appeal and giving it a fresh, inviting look. Upon entering, you're welcomed into a bright and inviting reception area that sets the tone for the rest of the home. The spacious lounge is a highlight, featuring a large front window that floods the room with natural light. A charming fireplace serves as a focal point, adding an inviting, unique touch to this practical and relaxing living area.

Bedroom three is a versatile space currently set up as a spacious, comfortable dining area with a garden view. However, it could easily be converted back into a roomy and cosy bedroom, offering plenty of flexibility to suit your needs. The kitchen is a practical and well-designed area, featuring ample unit space and another view of the lovely garden.



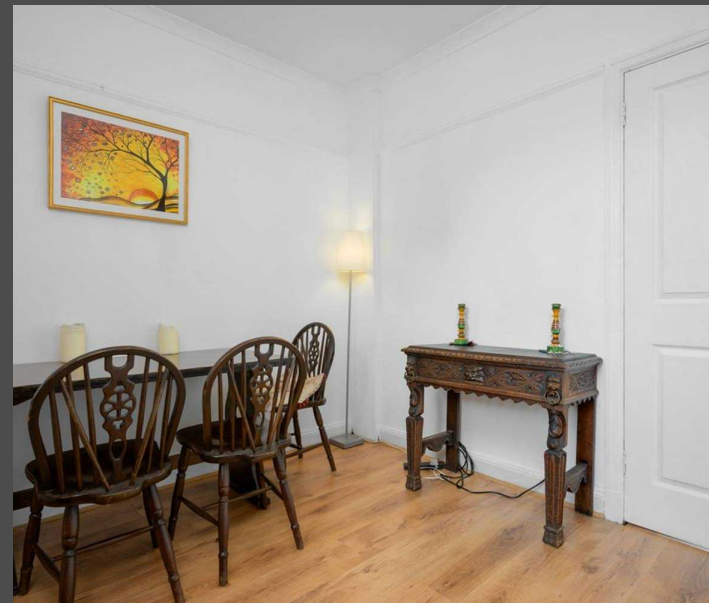
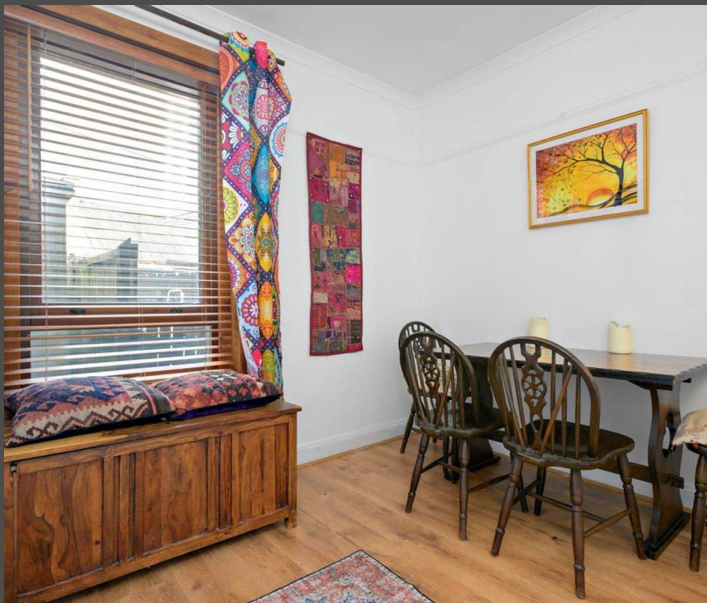
Upstairs, the bright and welcoming landing leads to two generously sized bedrooms. The main bedroom exudes a calming atmosphere and comfortably accommodates a super king-size bed while still feeling airy and spacious. The second bedroom is also bright and inviting, offering enough space for a king-size bed and additional free-standing furniture.

The newly upgraded contemporary bathroom is sleek and stylish, featuring a large bath with an overhead shower, perfect for both quick showers and relaxing soaks.

Planning permission has been obtained by the current owner for a one storey extension, further enhancing the potential of this great home.

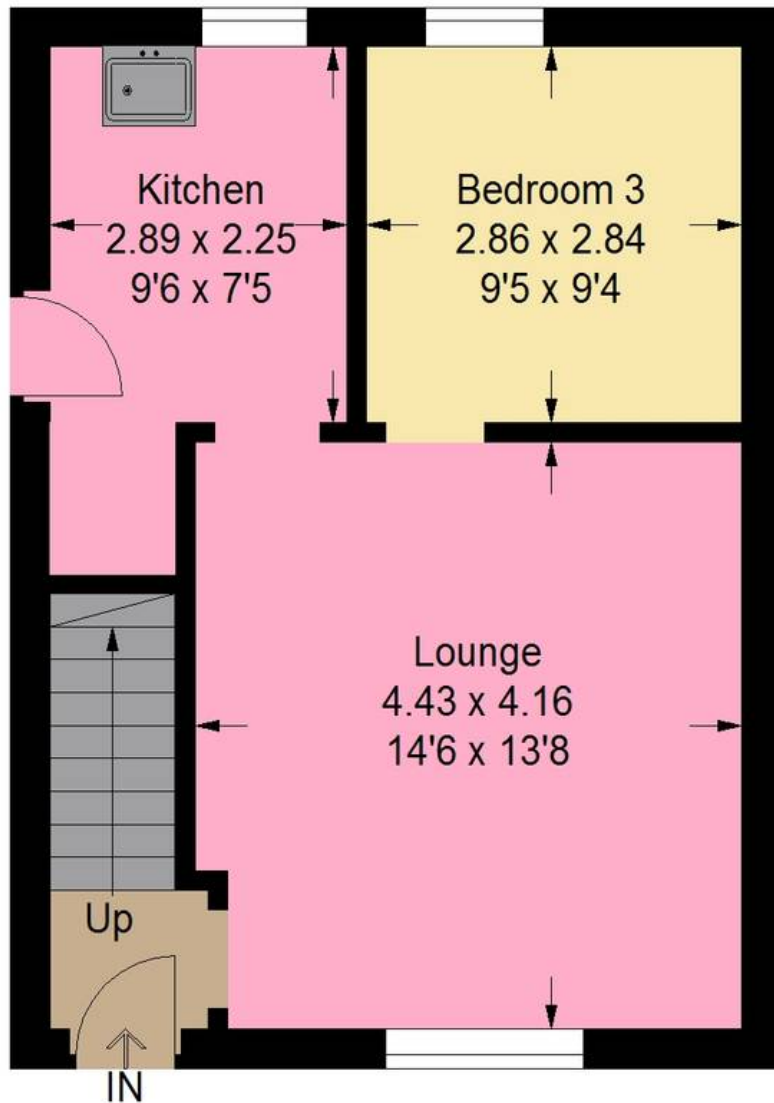
Outside, the property boasts a generous, landscaped wrap-around garden. This private outdoor space includes a lush grass area, providing a peaceful escape surrounded by mature trees. It also features a large storage shed and a designated area for outdoor dining, making it an ideal spot for entertaining or simply enjoying the tranquillity.

This spacious end of terrace property offers a perfect balance of comfortable living and outdoor enjoyment, all within a central location in Bathgate. Ideal for those seeking a peaceful yet well-connected home.

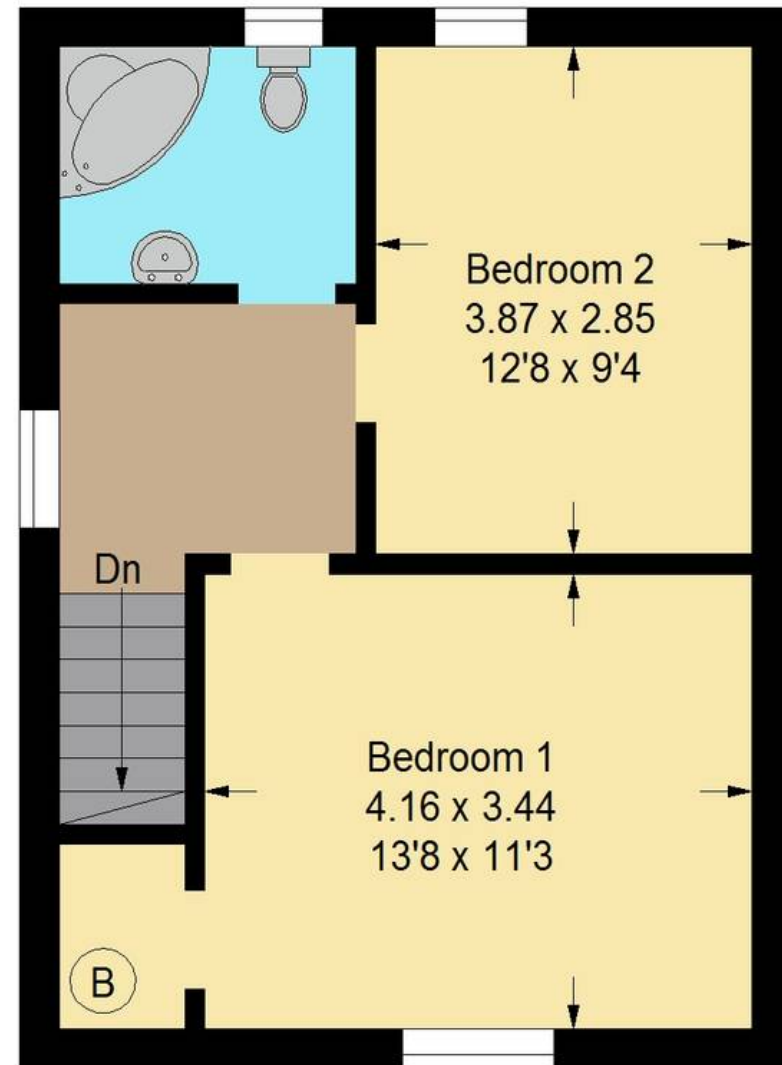




Approximate Gross Internal Area = 78.6 sq m / 846 sq ft



**Ground Floor**



**First Floor**



## Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

