







## 15 Crosshill Drive

### Bathgate

Welcome to 15 Crosshill Drive, a beautifully upgraded three-bedroom semi-detached home located in a quiet yet well-connected area of Bathgate. This modern property is in immaculate walk-in condition, having undergone extensive improvements over recent years, including newly installed windows and a fully landscaped rear garden. With a garage, private driveway and a fantastic layout, this home offers both style and practicality.

Perfectly positioned in a friendly neighbourhood, this home enjoys a peaceful setting while remaining within easy reach of local amenities, schools and Bathgate train station—offering excellent transport links for commuters and just minutes from the M8. Well maintained by its current owners and available with no onward chain, this property presents an exceptional opportunity for those seeking a stylish, move-in-ready home in a fantastic location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

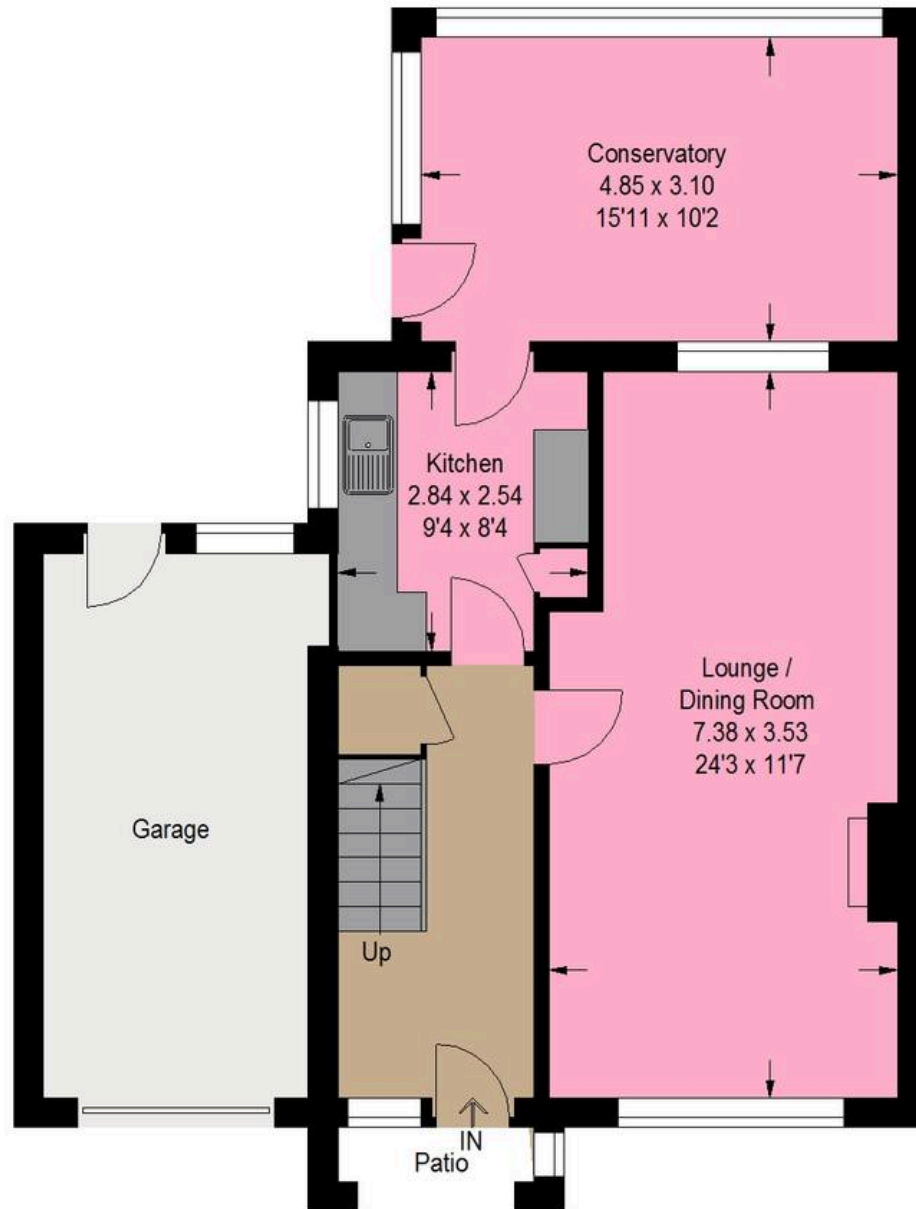




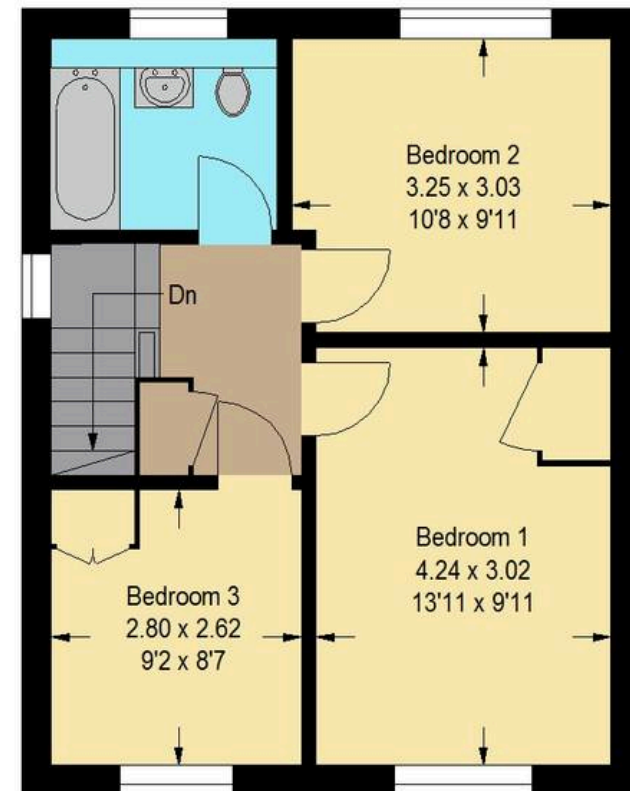




Approximate Gross Internal Area (Excluding Garage) = 101.2 sq m / 1089 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1173093 / Ref:90082)





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