



99 Owen Stone Street, Bathgate

Offers Over £290,000



99 Owen Stone Street

Bathgate

Nestled in the heart of the highly sought-after Wester Inch development, this exceptional five-bedroom townhouse on Owen Stone Street offers generous, versatile living spread over three immaculately presented floors. Perfectly suited to modern family life and ready for immediate move-in.

Step into a bright and welcoming hallway that leads to the heart of the home an impressive open-plan living and dining area designed for both comfort and entertaining.

The contemporary kitchen is a showstopper, featuring high-gloss cabinetry, sleek worktops, and a full suite of integrated appliances, including a fridge/freezer and dishwasher. A five burner gas hob and integrated oven finishes this dream setting. Perfect for any home chef. Just off the kitchen, a well-appointed utility room adds valuable storage and practicality boasting an integrated washing machine and ample space for adding further utilities.

The adjoining living/dining area is flooded with natural light and flows effortlessly out to the private, landscaped rear garden via elegant French doors. Perfect for al fresco dining and summer gatherings.

Also on this level is a versatile additional room, beautifully illuminated by two large windows that flood the space with natural light, currently used as a hobby room, which could equally serve as a fifth bedroom, playroom, or home office depending on your needs.

A freshly finished guest WC adds to the functionality of this ground level.



Moving up to the first floor, you'll find a spacious lounge filled with natural light, complete with French doors opening onto a charming Juliette balcony.

Also on this level is the impressive principal bedroom, boasting its own walk-in dressing room, a sleek en-suite shower room, and further French doors with another Juliette balcony, creating a true sense of luxury. A practical guest WC completes this floor.

The top floor is equally impressive, hosting three further well-proportioned double bedrooms, one of which benefits from a private en-suite shower room and built in storage.

A contemporary four-piece family bathroom, fitted with quality fixtures and finishes, adds to the appeal of this versatile home.

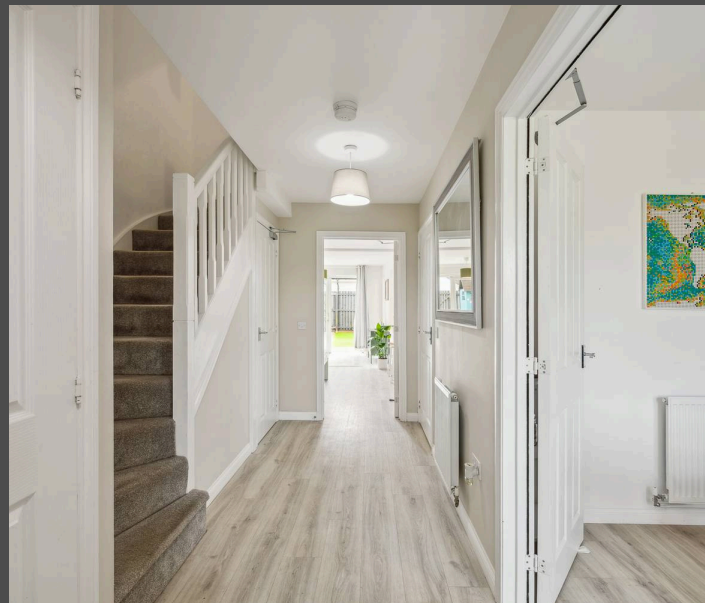
There are two allocated parking spaces along with a private garage, ensuring practical parking solutions.

This property has been finished to a fantastic standard and presented in true walk-in condition, this wonderful townhouse offers a rare opportunity to secure a family-sized home in the ever popular Wester Inch development.

Wester Inch development offers a perfect balance of suburban living with excellent convenience. Residents benefit from being close proximity to Simpson Primary School and only a short walk to Bathgate Academy, local parks, and a selection of shops such as Tesco or Morrisons only a short drive or walk away, Access to even more amenities within Bathgate town centre just a short drive away.

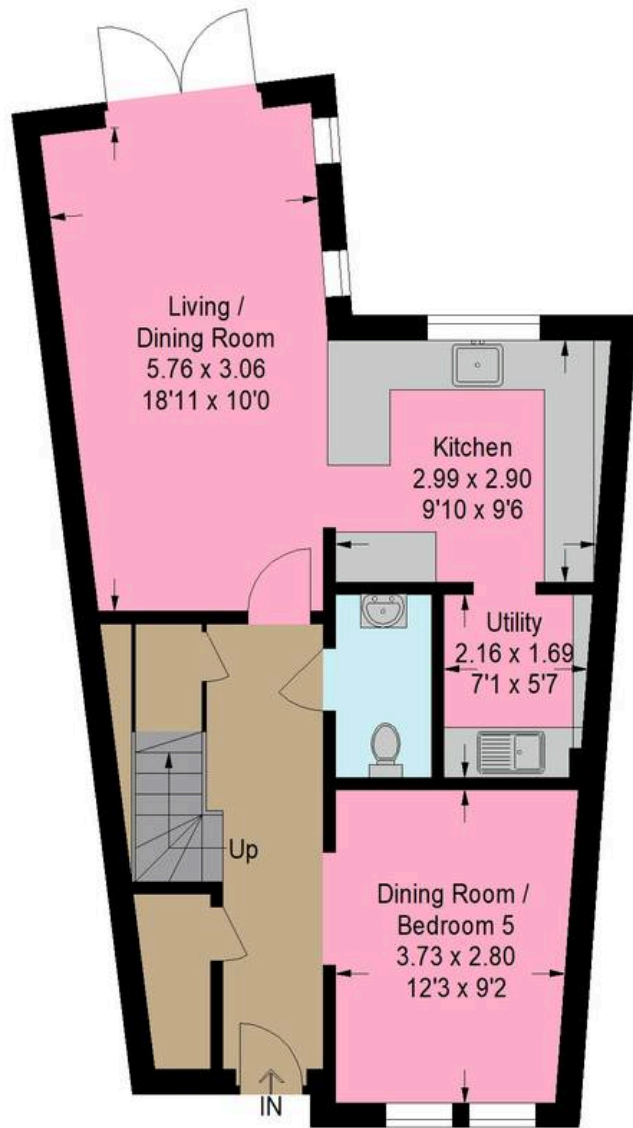
Bathgate Railway Station provides regular direct services to both Edinburgh and Glasgow, making it ideal for commuters, while the nearby M8 motorway ensures quick road connections across the central belt. For leisure, Polkemmet Country Park offers great walks and access to golf courses, and a range of restaurants and cafés are all close at hand.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

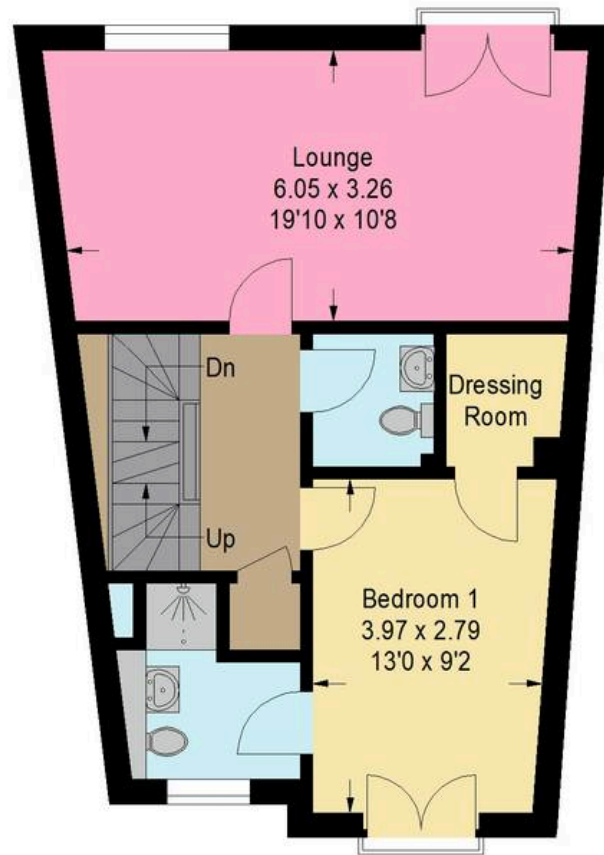




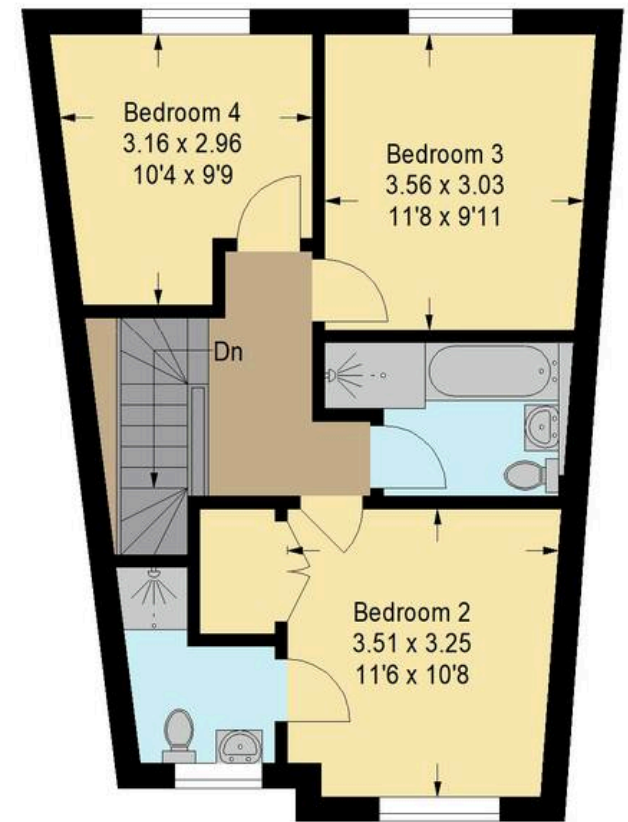
Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1075804 / Ref:87880)



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