



11 Mill Road, Bathgate

Offers Over £350,000

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Bathgate, Bathgate

This beautifully presented and meticulously maintained four-bedroom bungalow is offered in true walk-in condition simply move in, unpack, and enjoy exceptional single-level living in one of Bathgate's most desirable locations.

Nestled within a quiet residential area, 11 Mill Road is a thoughtfully extended detached home that perfectly combines contemporary design with practical family living. Set on a generous plot, it boasts dual driveways and a private, low-maintenance garden, offering both comfort and convenience for modern lifestyles.

Upon entering, you are greeted by a generous hallway that sets the tone for the spacious flow found throughout the home.

The heart of the property is the recently upgraded kitchen, boasting contemporary finishes, integrated appliances, and grey wood flooring, which flows seamlessly into the hallway.

French doors open directly into the rear garden, creating an ideal space for indoor-outdoor living.

The thoughtfully designed extension enhances the home's functionality, introducing a versatile study perfect for remote work and a well-equipped utility room.

The principal bedroom is a true retreat, featuring a walk-through wardrobe leading to a stylish en-suite bathroom complete with twin sinks.



An additional double bedroom benefits from its own en-suite with a shower over the bath, while the remaining two double bedrooms share access to the modern finished family bathroom.

The rear garden is a private haven, designed for minimal maintenance with quality decking and artificial grass. Ideal for relaxation and entertaining.

Dual driveways at the front and rear of the property offer flexible parking solutions for multiple vehicles.

Ideally located in a peaceful yet highly convenient part of Bathgate, Mill Road offers easy access to a range of local amenities, With Aldi just a five-minute walk away, Morrisons a further ten minutes, while the town's vibrant high street, home to a variety of bars, restaurants, and cafés is also just a short stroll from the property.

Families will appreciate the proximity to both St Mary's and Balbardie Primary Schools, while excellent transport links, including easy access to the M8 motorway, make commuting to Edinburgh and Glasgow straightforward. This prime location makes the property an ideal choice for both families and professionals alike.

This exceptional bungalow is presented in true walk-in condition and must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Bright Dining Area With French Doors Leading To Rear Garden
- Luxurious Principal Bedroom With Walk-Through Wardrobe And En-Suite
- Two Driveways Providing Off Street Parking At Both The Front & Rear
- Four Double Rooms
- Second Bedroom With Private En-Suite



REAR GARDEN

DRIVEWAY

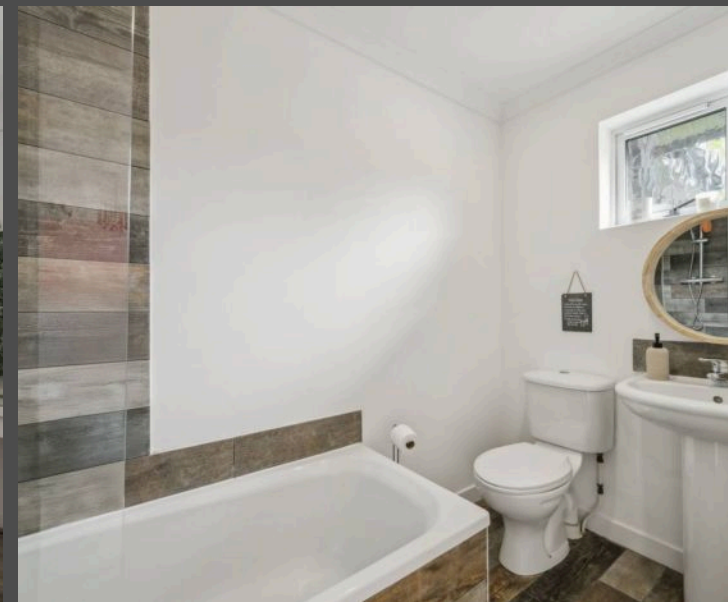
2 Parking Spaces

Front Driveway

DRIVEWAY

4 Parking Spaces

Rear Driveway





Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft

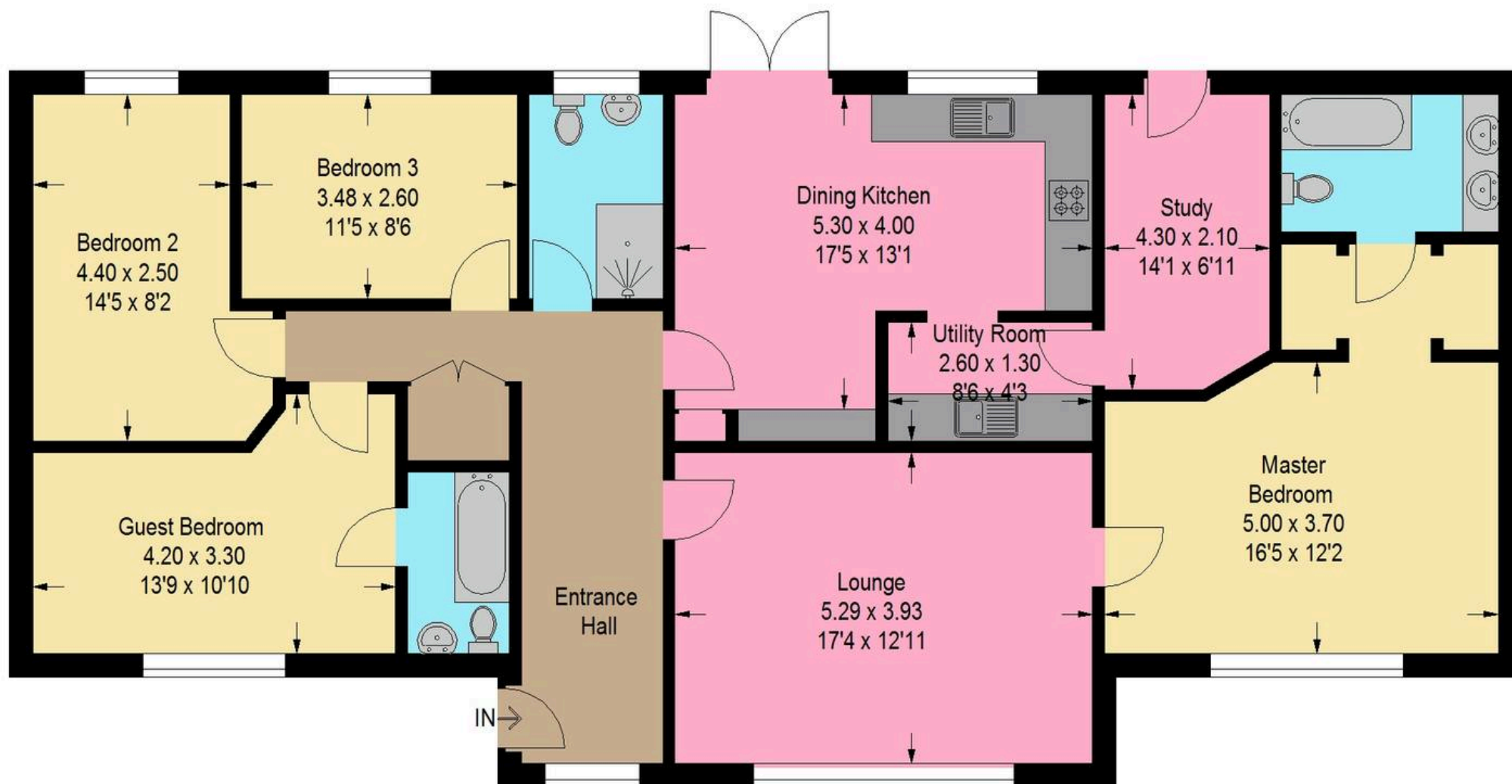
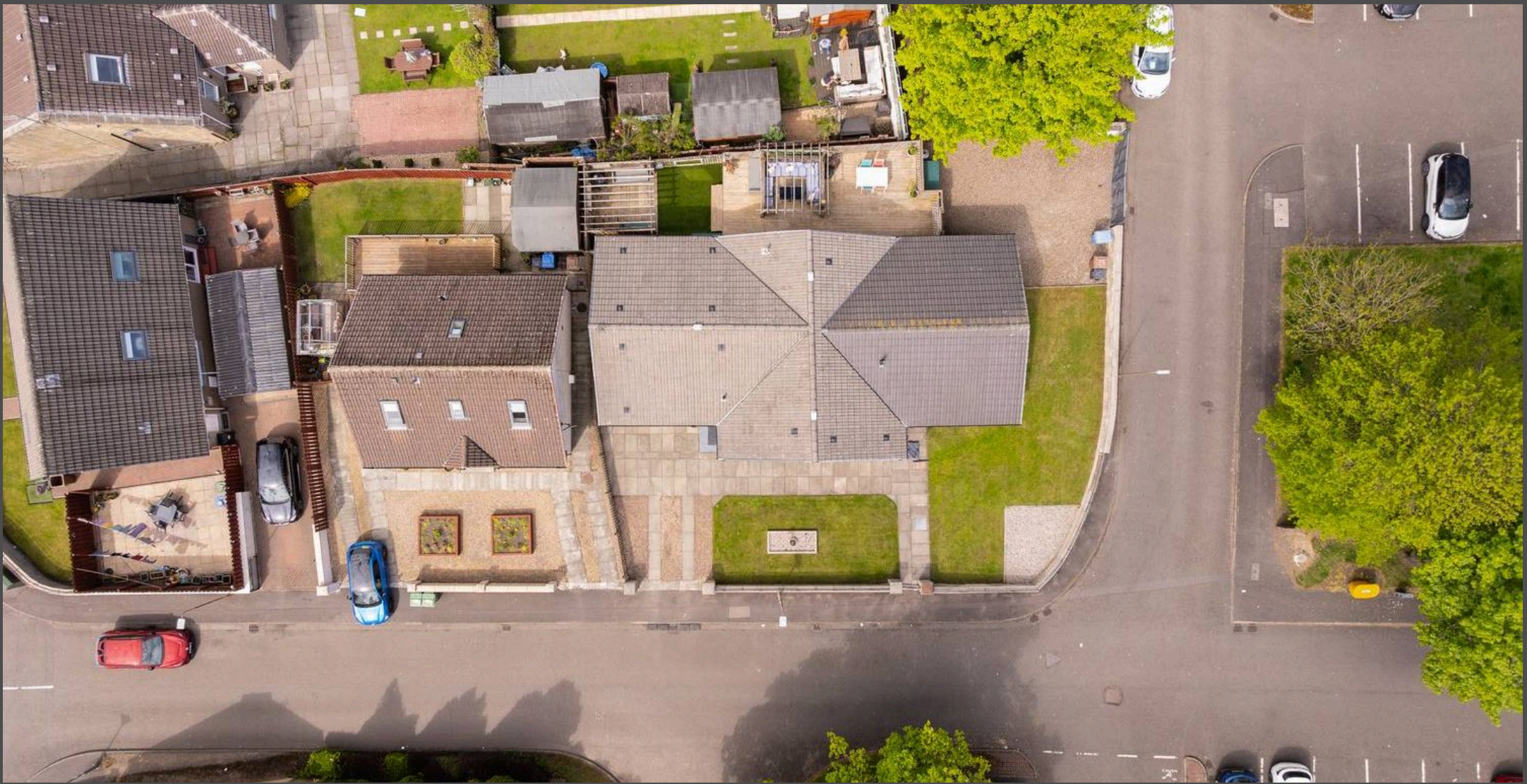


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