



34 Wright Place, Bathgate

Offers Over £180,000



34 Wright Place

Bathgate

Welcome to 34 Wright Place, a beautifully maintained two-bedroom mid-terrace home perfectly positioned in the desirable Wester Inch Village of Bathgate. This property is ideal for first-time buyers or those looking to downsize, offering a manageable yet spacious layout with modern finishes and low maintenance outdoor space, perfect for anyone seeking comfort and convenience without compromising on style.

As you step inside, a bright and inviting entrance hallway leads you effortlessly into a spacious lounge, where natural light floods through a large front-facing window, highlighting the neutral and tastefully finished interiors. Flowing seamlessly from here, the sleek modern kitchen features stylish cabinetry, integrated appliances, and a convenient breakfast bar, perfect for casual dining and socialising. Enhancing the home's practicality, a well-located utility room and a thoughtfully designed stylish downstairs WC adds everyday convenience, rarely found in homes of this size.



Upstairs, you will find two generously sized double bedrooms, with built in storage in bedroom one and the potential to add in built in wardrobes in bedroom two, providing a clutter-free environment. The large windows also fill the room with natural light, creating a bright and spacious space to relax after a long day. The elegant bathroom boasts a contemporary walk-in shower and tasteful tiling, offering a tranquil retreat after a busy day. Outside, the private rear garden combines a sunny decking area with a lawn, providing the perfect setting for alfresco dining, weekend gatherings, or quiet relaxation. This property also comes with its own allocated parking space as well as plenty visitor parking available.

This home enjoys a peaceful residential setting while being just minutes from Bathgate town centre. The area is well served by a wide range of local amenities including Tesco, Morrisons, Aldi, and a variety of independent shops, cafes, and restaurants. For families, the property is within catchment for Simpson Primary School and nearby Bathgate Academy. Commuters will appreciate the excellent transport links, with Bathgate Train Station offering regular services to Edinburgh and Glasgow, and easy access to the M8 motorway providing swift connections to both cities. Additional nearby amenities include Bathgate Sports Centre, Xcite Bathgate, local parks, and a selection of healthcare services including a pharmacy and medical centre. Everything you need is within easy reach, making this an ideal location for both convenience and lifestyle.



Council Tax band: C

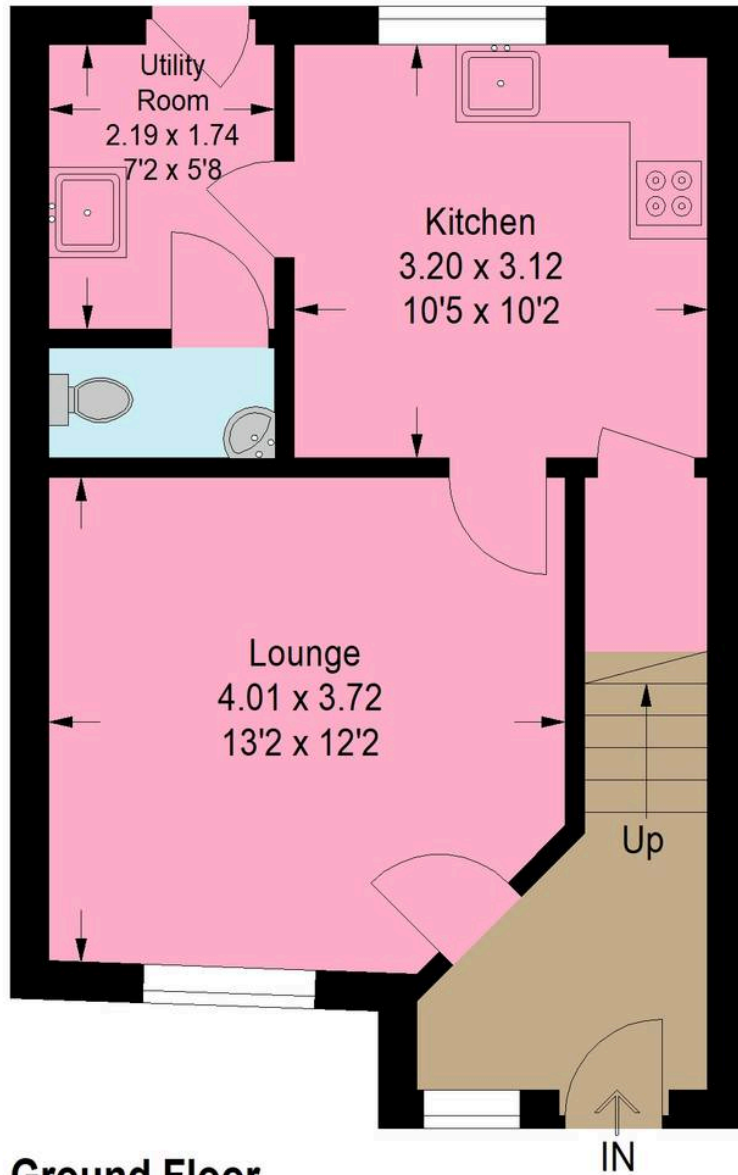
Tenure: Freehold

EPC Energy Efficiency Rating: C

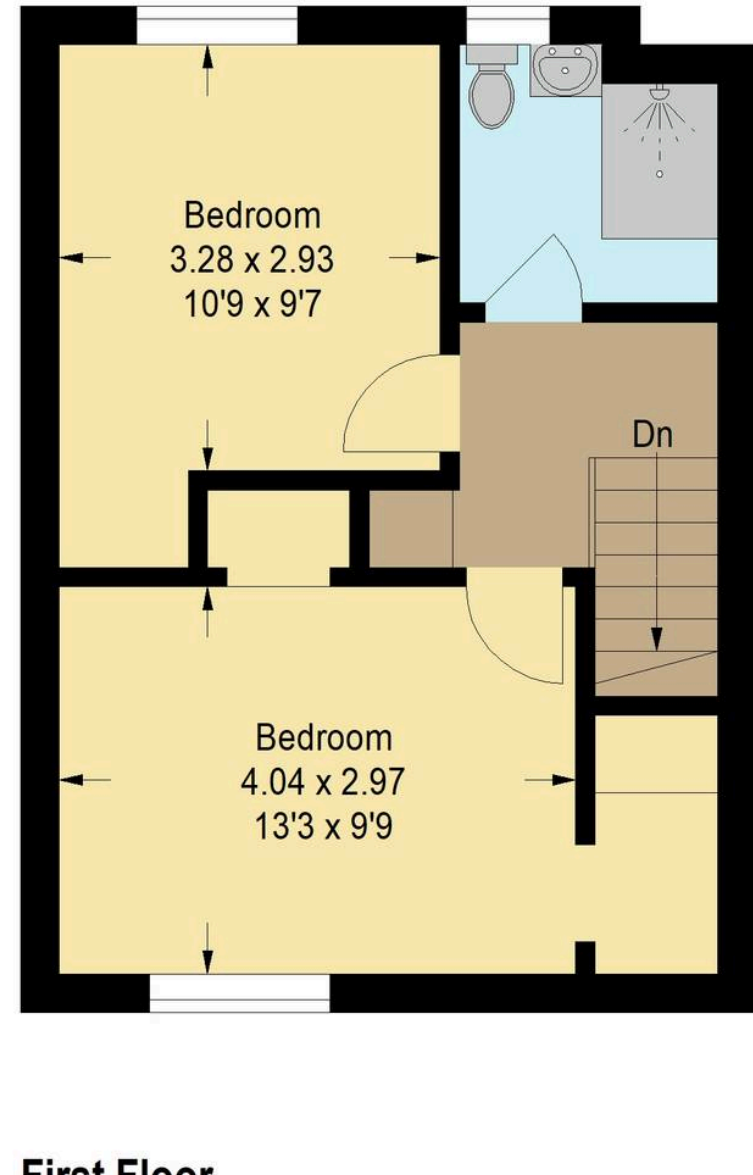
EPC Environmental Impact Rating: B



Approximate Gross Internal Area = 75.4 sq m / 812 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1205150 / Ref:90628)



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