



6 Durham Drive, Bathgate

Offers Over £145,000





## 6 Durham Drive

### Bathgate

Set within a quiet, long-standing street in Bathgate, this delightful two-bedroom semi-detached home offers bright and spacious living, a charming rear garden, and a real sense of belonging in a close-knit community. Lovingly owned for 29 years, the property has been well cared for and will make a fantastic home for those looking for a quiet yet convenient place to call home.

Upon entering, you're welcomed by a spacious entrance hallway that neatly separates all the ground floor accommodation, creating a practical and well-organised layout.

The bright and inviting lounge enjoys natural light from windows at both ends, giving a warm and airy feel throughout the day. There's good space for an array of furnishings as well as a dedicated dining area comfortably able to accommodate a 4-6 seater dining table - perfect for hosting guests or enjoying family meals.

To the rear of the home, the well-proportioned kitchen provides excellent cupboard and worktop space, with a stylish finish that was updated just three years ago. An integrated fridge/freezer and washing machine keeps the kitchen sleek and benefits from direct access to the side and rear garden. There is also space for a breakfast bar, ideal for quick and easy meals, or alternatively a two-seater table, offering flexible options to suit your lifestyle.

Upstairs, you'll find two large double bedrooms, both offering generous floor space and additional storage. The upper level accommodation is completed by a three piece bathroom with a shower over bath.

Durham Drive also boasts ample storage throughout, as well as a recently fitted boiler - fitted just 2.5 years ago, which has been serviced annually to ensure efficiency and peace of mind



The rear garden is a real highlight, enjoying a private and peaceful setting with a lovely decked area that becomes a suntrap in the warmer months. There is slabbing to the front and side providing easy maintenance, while two garden sheds offer valuable additional outdoor storage. A new fence has also been installed within the last year, adding to the fresh appeal of the garden.

Parking is taken care of with a private driveway for one car and ample on-street parking is readily available for visitors.

The street is known for its quiet and friendly atmosphere, with many residents having lived there for decades - creating a real sense of community and stability.

This property enjoys a superb location within Bathgate, with a host of amenities just a stone's throw away. The well-regarded Windyknowe Primary School is just a short stroll from the front door, while both St Mary's RC Primary and Bathgate Academy are also easily reached within a few minutes' drive.

Bathgate's thriving main street is a short drive or leisurely walk away, offering a wide range of restaurants, cafes, bars, takeaways, local shops, and Bathgate Pharmacy. Supermarkets including Lidl and Aldi are both accessible within less than a 10-minute drive, ensuring day-to-day shopping is easy and convenient.

Commuters will appreciate the proximity to Bathgate Train Station, just a short drive away, connecting you to both Edinburgh and Glasgow with ease.

Outdoor lovers and families are well catered for too, with Windyknowe Park just a few minutes' walk away - ideal for children, dog walks or relaxing strolls. Meadow Park, a larger green space, is also within easy reach either by car or on foot.

With everything you could possibly need close by, this home presents a fantastic opportunity for anyone looking for comfort, convenience and community all in one place.

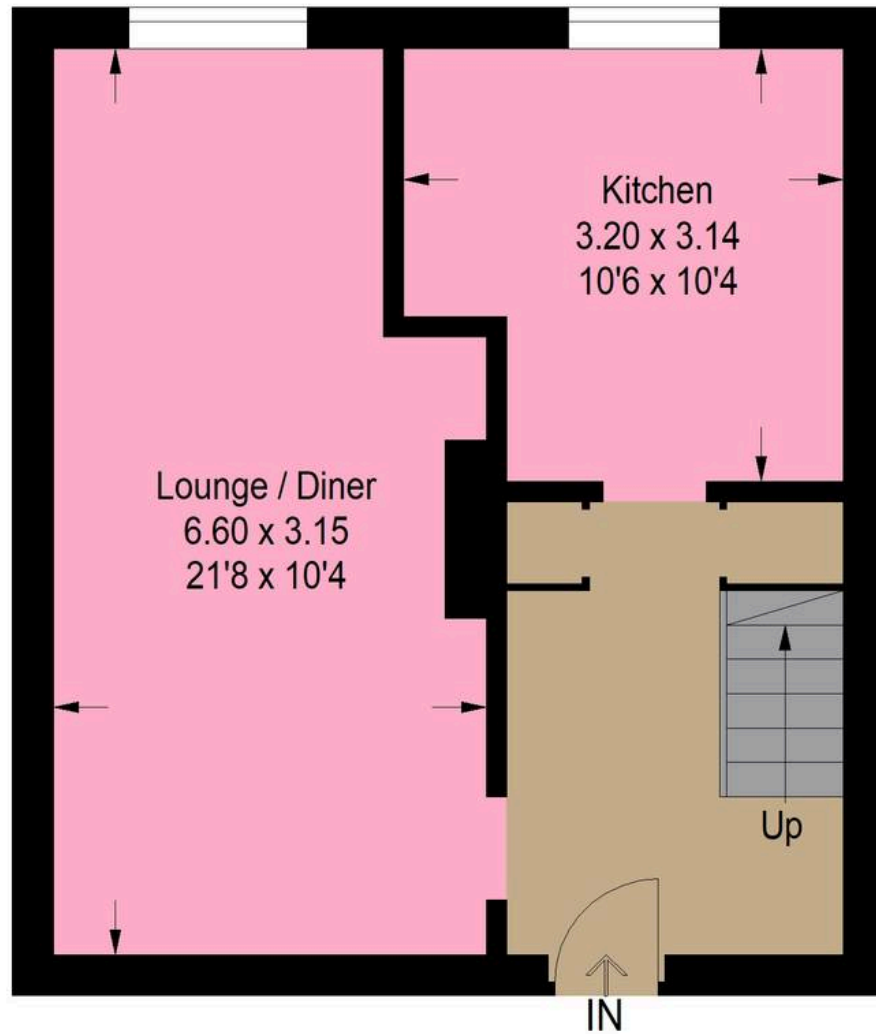




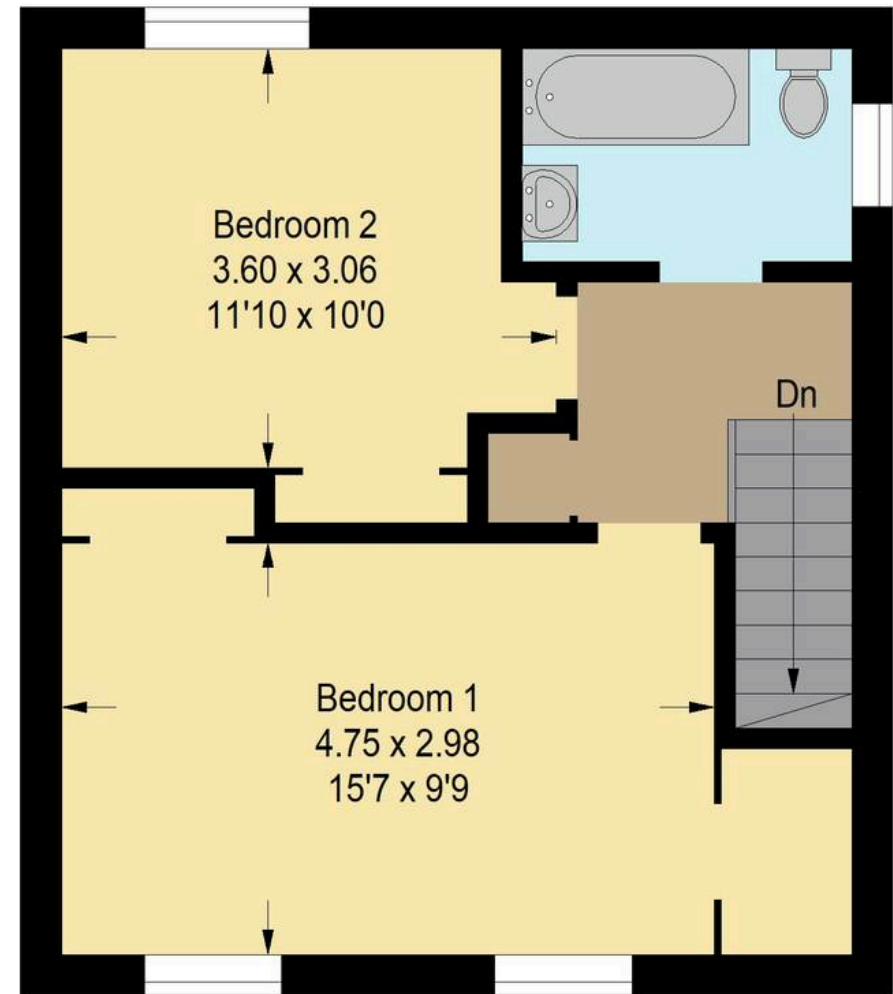




Approximate Gross Internal Area = 76.1 sq m / 819 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1222194 / Ref:90969)





## Bridges Properties

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