



33 Strathlogie, Westfield

Bathgate

Offers Over **£155,000**



33 Strathlogie

Westfield, Bathgate

Welcome to Strathlogie, a charming and well-cared-for home set within the peaceful village of Westfield in West Lothian. Many visitors will naturally approach through the beautifully landscaped back garden, designed for low maintenance and offering a private retreat with patio areas that are ideal for outdoor dining or simply relaxing. Stepping inside, you are welcomed into a spacious and practical hallway, the perfect space to set the tone of the home and style with room for a console table, shoe storage or bench seating, giving a sense of separation between outdoors and in.

To the left, the generous lounge immediately creates a warm impression with its striking log-burning stove forming the heart of the room, while a large south-facing window floods the space with natural light and enhances the homely wooden flooring that flows seamlessly throughout the ground floor, providing a rich yet neutral canvas ready for the next owner's style.

From here, you are guided into the sleek open-plan kitchen diner which combines modern white cabinetry with contrasting wooden worktops, creating a bright and contemporary feel. The kitchen is not only stylish but highly functional, with the standout feature being the impressive full-width grey sliding storage cupboards which provide a wealth of hidden storage and are perfect for use as a pantry, keeping the space uncluttered and practical. From the kitchen, the official front door leads to a low maintained garden and overlooks a communal area and nearby resident parking, ensuring convenience is always close to hand.



Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all designed to be both practical and versatile. The fully tiled bathroom is finished in neutral tones and fitted with a shower, washbasin and WC, offering a fresh and easy-to-maintain space. The main bedroom is spacious enough to comfortably host a double bed with ample room left for wardrobes and furnishings, while the second bedroom also provides excellent proportions and flexibility for additional storage. The third bedroom, currently used as a child's room, would work equally well as a nursery, study or home office, offering versatility to suit the needs of any family or professional. Both the front and back gardens have been thoughtfully landscaped for ease of upkeep, creating inviting outdoor spaces that feel private, homely and ready to be enjoyed. Set within the quiet village of Westfield, this property enjoys a peaceful residential setting while being well-connected to nearby towns such as Bathgate and Armadale, both offering excellent transport links, schools, shopping and leisure facilities, making Strathlogie a fantastic place to call home. Locals will appreciate the close proximity to Westfield Primary which is a short 8 minute walk from the property.

With over 30 years of care and pride from the current owners, Strathlogie is presented in move-in condition and perfectly blends practicality with warmth and character, making it an ideal home for its next chapter.

Council Tax band: A

Tenure: Freehold

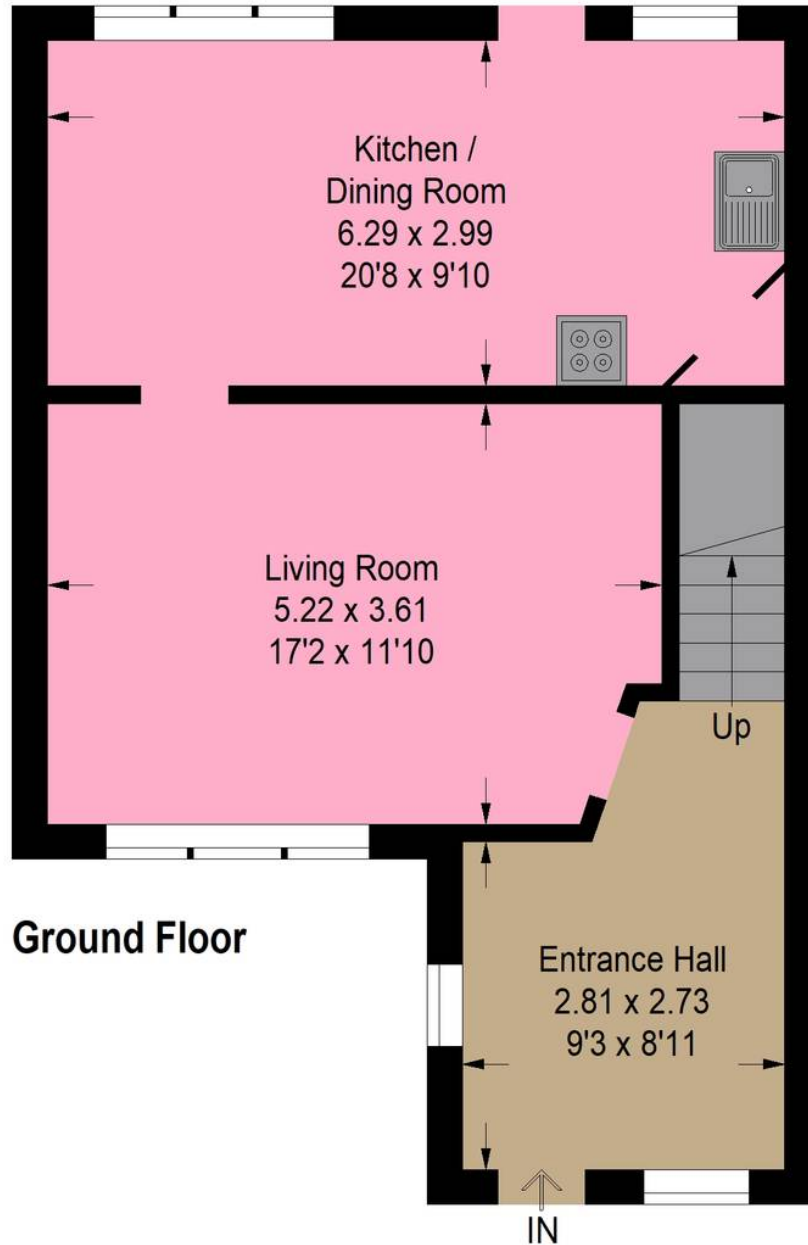
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: B





Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1232042 / Ref:91190)



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