



Flat 3, 141 Marina Road, Bathgate

Offers Over £145,000



Flat 3

141 Marina Road, Bathgate

Welcome to Marina Road, a modern and spacious two-bedroom flat set within a well-maintained development, ideally located for commuters with excellent transport links to Edinburgh and Glasgow. Presented in true move-in condition, this property offers a practical and contemporary layout with stylish finishes and thoughtful features throughout.

As you step into the home, you are greeted by a wide, welcoming hallway that sets the tone for the space ahead. At the end of the hall lies the heart of the home, an impressive open-plan kitchen, lounge, and dining area that's perfect for modern living. This expansive space benefits from four large windows, two on either side, flooding the room with natural light and creating a bright, uplifting atmosphere throughout the day.

The kitchen is sleek and well-appointed with white gloss cabinetry, splash-back tiling, and integrated appliances including a four-point gas hob, oven, and fridge freezer. There's also space for additional freestanding appliances such as a washing machine and dishwasher. The dining area comfortably accommodates a table for four, making it ideal for both daily meals and entertaining. The lounge space offers generous room for two large sofas and a media wall, perfect for unwinding in the evenings.



The principal bedroom is a generously sized retreat, comfortably fitting a king-size bed with space for bedside tables and a chest of drawers. A large built-in wardrobe adds excellent storage, while the private ensuite features a three-piece suite with a standing shower, chrome accents, and a clean, neutral finish.

Bedroom two, currently used as a home office, is another well-proportioned room that can comfortably host a double bed along with bedroom furniture. It also benefits from a large fitted wardrobe, making it a versatile space for guests, children, or remote work needs.

The main bathroom is stylish and practical, with a three-piece suite including a bathtub and overhead shower, finished with contemporary splash-back tiling for easy maintenance.

A generous hallway cupboard provides excellent storage, perfect for coats, cleaning supplies, or pantry use.

Additional highlights include communal parking to the front of the property, plenty of visitor spaces, and a communal rear garden, offering residents a quiet outdoor space. There is also secure bike storage available, ideal for those who enjoy an active lifestyle or commute on two wheels.

This ground-floor flat also benefits from elevator access in the building, though it's not required for this particular property making it especially accessible for all buyers.

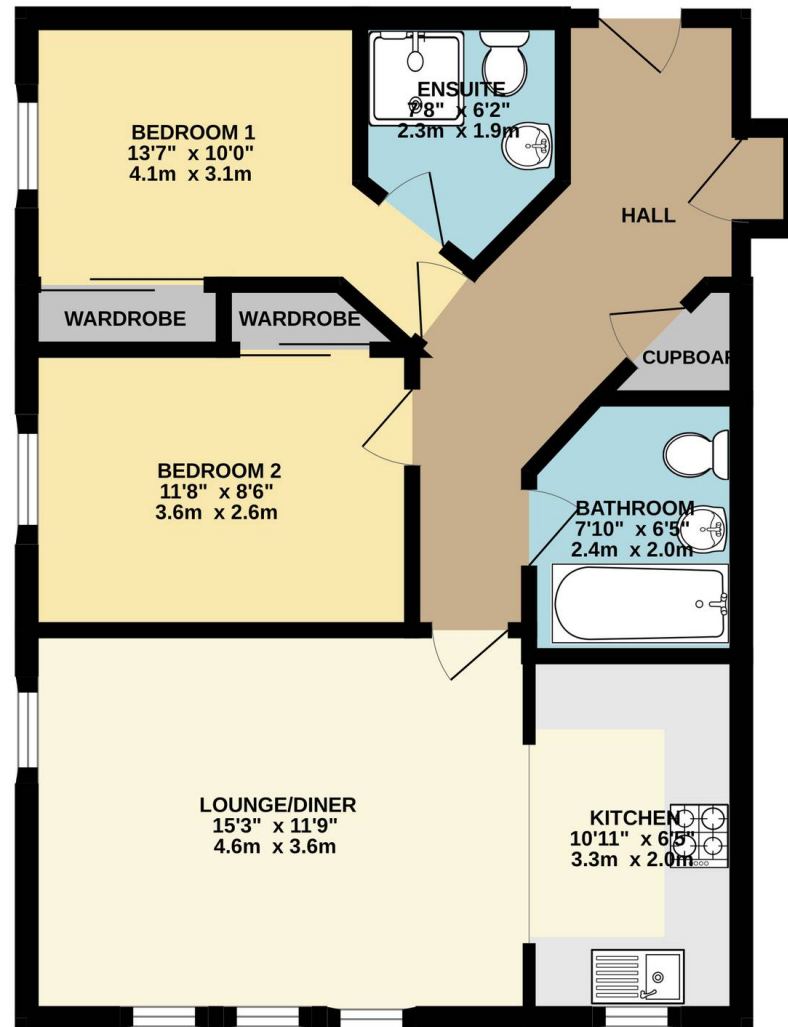
Location-wise, this home is ideally situated just a short drive from Bathgate town centre and within easy reach of the Tesco Superstore, Costa Coffee, Exit Gym and the vibrant Bathgate High Street with its range of dining and shopping options. Families are well served by Bathgate Academy and the wider West Lothian school network, while commuters benefit from Bathgate Train Station and the M8 motorway offering direct travel to Edinburgh and Glasgow. The property is also close to local favourites such as Boghall Butchers and scenic spots like Petershill Nature Reserve, ideal for nature lovers and dog owners.

This is a rare opportunity to secure a spacious and stylish apartment in a quiet yet convenient location, perfect for modern living.





2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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