





25 Athol Terrace

Bathgate, Bathgate

Welcome to Athol Terrace.

As you approach this three-bedroom semi-detached property you're welcomed by a private driveway offering off-street parking and setting the tone for a home with plenty of potential.

Stepping through the front door, you immediately arrive at the upper level, which is dedicated to all three bedrooms. Bedroom One is positioned to the front of the property and benefits from built-in wardrobe space along with ample room for a double bed and additional furnishings. Bedrooms Two and Three are set to the rear of the home overlooking the garden, Bedroom Two comfortably accommodates a double bed while Bedroom Three also features built-in storage, and offers a versatile room, making it ideal as a child's room, study or hobby space.

From this level, stairs lead down to the lower floor where the main living areas are located. A generous living room enjoys plenty of natural light and flows seamlessly into a bright conservatory which is currently used as a dining area and offers views and direct access out to the generously sized west-facing rear garden, lined with mature trees, it creates a real sense of privacy and seclusion. Wrapping around from the conservatory you'll find a separate kitchen offering excellent scope for storage and layout, providing another access point back into the heart of the home. Also situated on this lower level is a well-placed and generously sized bathroom for everyday convenience with a shower over bath set up and also included built in storage.



This property represents an exceptional opportunity for buyers. With three well-proportioned bedrooms, built-in storage in both Bedroom One and Bedroom Three, a driveway, conservatory and a private west-facing garden, it offers a fantastic foundation to create something truly special and add real value. Whether you're an investor seeking potential or a homeowner wanting to put your own stamp on a property, this home is a blank canvas ready for your vision.

Set within a quiet residential street in Bathgate, the property enjoys a peaceful setting while remaining close to everyday amenities. Balbardie Primary School is approximately a 5-minute walk and Bathgate Academy is less than a mile away, making school runs straightforward. Bathgate town centre is within easy reach, offering supermarkets including Morrisons, Tesco, Aldi & Lidl, a wide selection of shops, cafés, restaurants and banks, as well as Bathgate Primary Care Centre for healthcare needs. The town also benefits from leisure facilities at Xcite Bathgate and open green space at Balbardie Park of Peace. For commuters, Bathgate railway station is roughly half a mile away, providing regular services to Edinburgh and beyond, and there are frequent local bus routes.

This is a property with more than just potential, it's an opportunity to create a stylish home in a sought-after location, perfectly placed for schools, transport and amenities, and ready for someone with imagination to bring it to life.

Council Tax band: C

Tenure: Freehold

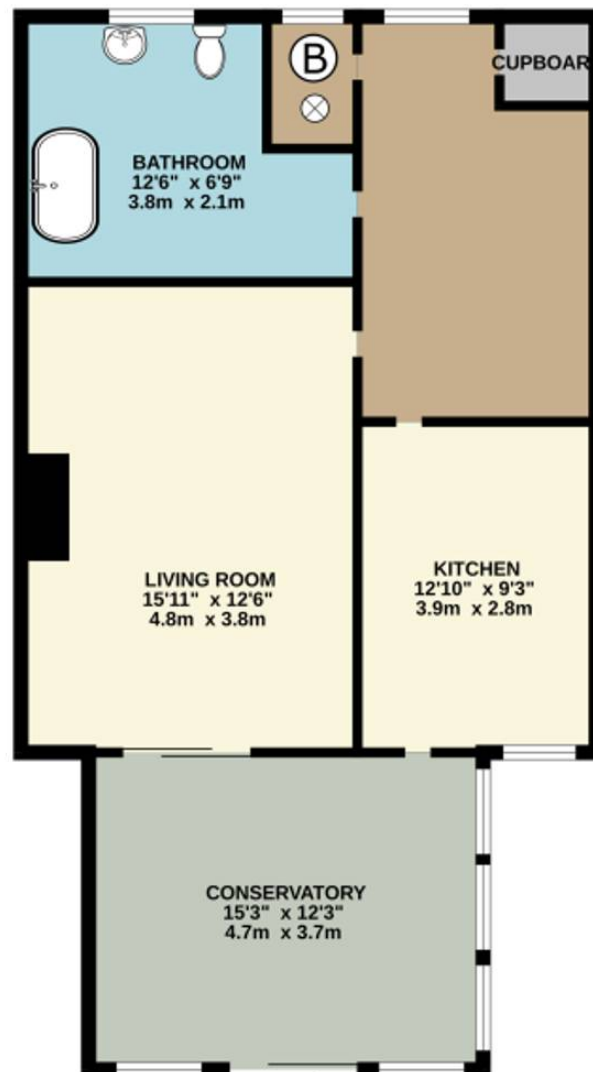
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

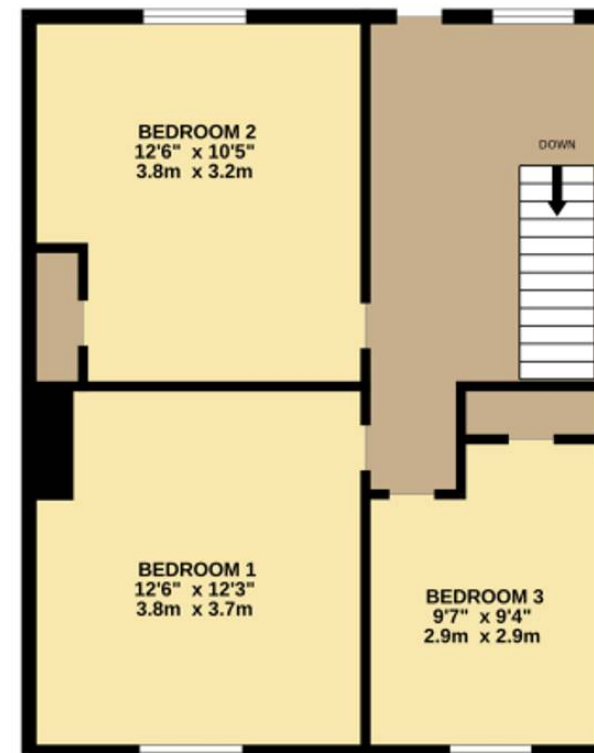




LOWER GROUND FLOOR



GROUND 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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