



7 Robertson Avenue, Bathgate

Offers Over £160,000



7 Robertson Avenue

Bathgate

Nestled within a peaceful and well-established area of Bathgate, this beautifully maintained two-bedroom semi-detached home offers an ideal opportunity for an array of buyers looking for a home that offers both space and comfort.

The property welcomes you into a bright vestibule that leads through to the spacious lounge. This well-proportioned room spans the depth of the home and provides a warm, inviting setting for everyday living and entertaining.

From here, the layout flows effortlessly into the modern kitchen/diner, styled in neutral tones and complete with a breakfast bar which is ideal for easy dining or your morning coffee. The dining area offers ample space for a family table and chairs, making it perfect for shared meals or entertaining guests. The kitchen also enjoys direct and convenient access to the rear garden, enhancing the flow between indoor and outdoor living.

A central staircase leads to the first floor, where you'll find two generously sized double bedrooms. Both rooms can comfortably accommodate a double or king-size bed and benefit from fitted storage, ensuring excellent functionality and ease of organisation.

Completing the upper level is a contemporary shower room, fitted with neutral wet wall panelling - offering a fresh, modern finish that complements the home's overall style.



Externally, the property offers a private driveway and a garage, providing excellent off-street parking and valuable storage space. The rear garden is designed for low maintenance, offering a pleasant outdoor area to enjoy with minimal upkeep required. Located just a short distance from Bathgate town centre, residents benefit from an excellent range of amenities, including shops, restaurants, and leisure facilities such as the Bathgate Regal Theatre. Families will appreciate nearby primary schools, with secondary education at Bathgate Academy. Commuters are well served by Bathgate Railway Station, just a five-minute drive away, offering regular services to both Edinburgh and Glasgow, while the M8 motorway ensures easy access across central Scotland.

Combining thoughtful design with a peaceful location, this home offers an impressive lifestyle opportunity within one of Bathgate's most desirable residential pockets.

Council Tax band: B

Tenure: Freehold

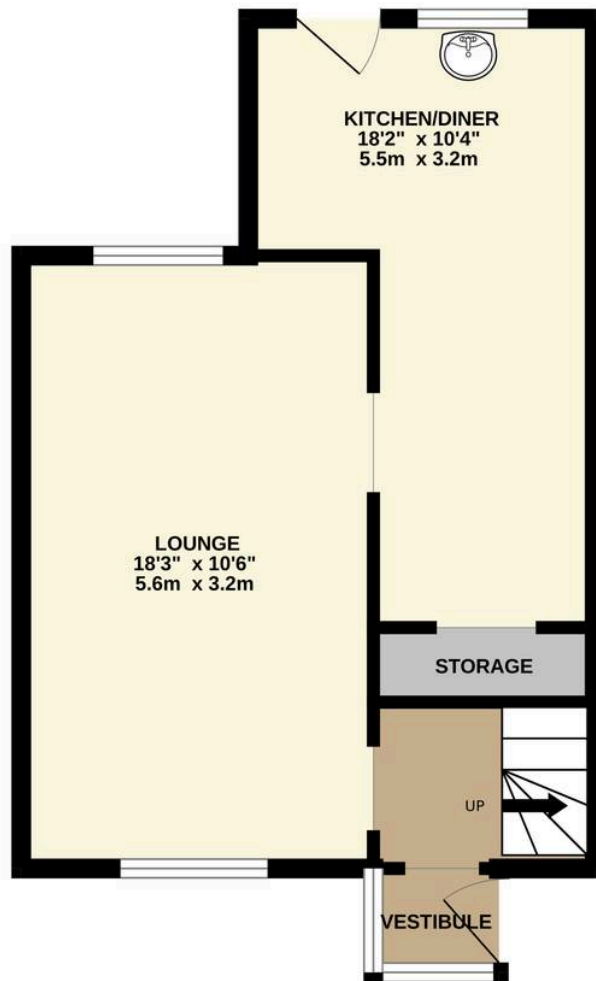
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR



1ST 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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