



Bathgate | Falside Crescent | Offers Over £165,000

A charming and spacious 3-bedroom extended semi-detached house located in a highly sought-after neighbourhood.



Nestled within the sought-after locale of Bathgate, 25 Falside Crescent stands as a testament to family living, having been cherished by the same household for an impressive seven decades. This extended semi-detached home awaits its new owners looking for a great home brimming with warmth and comfort.

Upon approach, the entrance vestibule, complete with practical storage solutions for all your household essentials, welcomes you, adorned with parquet flooring. Leading to the entrance hallway which branches into the kitchen, the lounge, and a recently refurbished bathroom, boasting a four-piece suite with modern wet wall panelling. The upgraded bathroom was fitted in September 2022.

The extended lounge, bathed in natural light, provides a tranquil retreat, perfect for unwinding. A gas fire complements the cosy ambience, while the space easily accommodates family gatherings.

The kitchen/diner offers ample space for a dining table and chairs for enjoying family meals, with a rear porch serving as a utility area, conveniently vented for a dryer and providing access to the outdoors.

Ascend the carpeted stairs to discover three generously proportioned bedrooms, each featuring built-in storage solutions and ample space for free-standing bedroom furniture in each room as required (bedroom 3 houses the boiler) A cloakroom with w,c and sink and access to a partially floored loft space complete the upper floor amenities.

Outside, the property is encircled by low-maintenance gardens to front side and rear, secure and delightful for both children and pets, complemented by two garden sheds. The robustness of this home is assured by gas heating, double glazing, reharled brickwork, and a roof that has seen recent renewal.

With its expansive accommodation and endearing character, 25 Falside Crescent is a gem within West Lothian, ideally suited for families and first-time buyers eager to create new memories.





Location:

Bathgate, located in West Lothian, is a vibrant town known for its rich history and welcoming community. It boasts a blend of traditional charm and modern amenities, including a variety of shops, cafes, and restaurants. The area is well-connected with excellent transport links including a mainline railway station with regular access to Edinburgh and Glasgow and is well placed for easy access to the motor links making it an ideal spot for commuters. Bathgate also offers a range of recreational activities, from picturesque parks and golf courses to cultural attractions like the Bathgate Regal Theatre. With great schools, nurseries and healthcare facilities, Bathgate is a desirable place for families and professionals alike offering a balanced lifestyle with both urban convenience and scenic countryside.

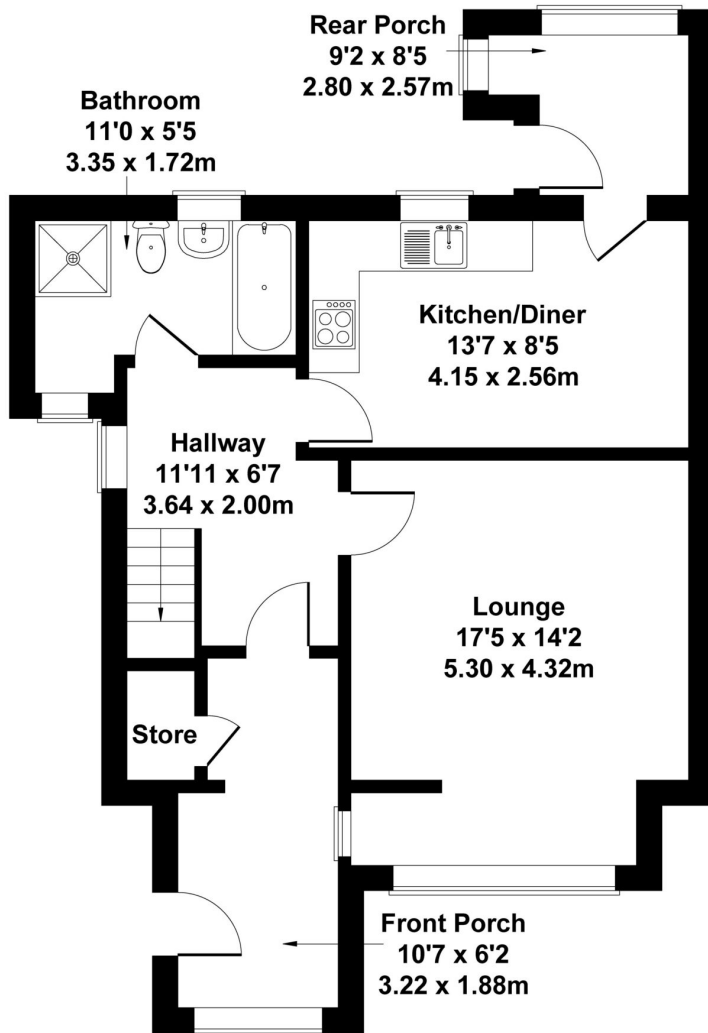
Extras:

Floor coverings, blinds, curtains, light fittings, free-standing washing machine, fridge, cooker and 2 garden sheds.

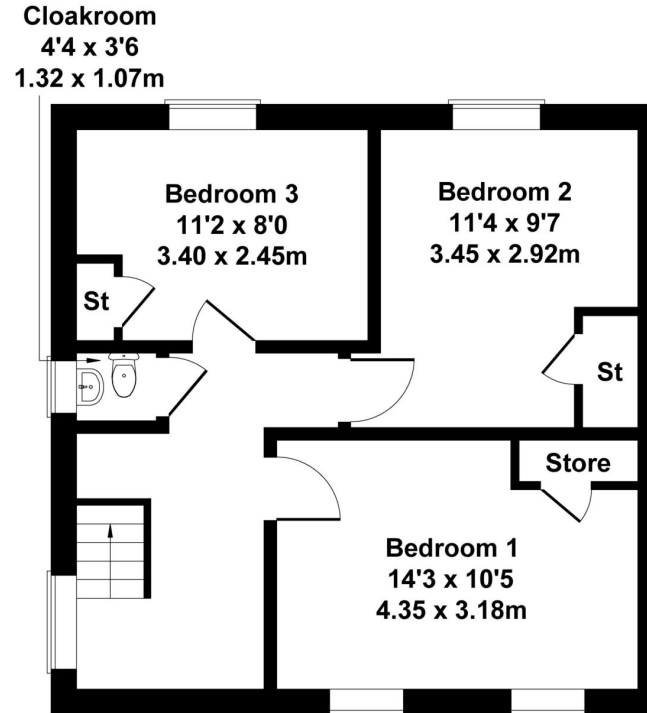


25 Falside Crescent, Bathgate, EH48 2DP

Approximate Gross Internal Area
1109 sq ft - 103 sq m



GROUND FLOOR



FIRST FLOOR



All Enquiries

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