



Bathgate | Tollbraes Road | Offers Over £160,000

Charming two-bedroom mews apartment that boasts a striking red brick facade, modern interiors, an open-plan living space, and a garage, offering a perfect blend of style and convenience



Nestled in the highly desirable Wester Inch village of Bathgate, this exceptional two-bedroom mews apartment offers the perfect blend of contemporary design and practical living. Ideal for first-time buyers or savvy investors, this stylish property features a main door entrance and an integrated garage on the ground floor, providing both convenience and charm. The property's striking red brick facade adds to its curb appeal, offering a timeless and elegant exterior that stands out within the desirable village setting.

Upon entering, you are welcomed into the hallway that leads directly to the garage, which is equipped with power and lighting, as well as a generous storage cupboard for added practicality. A staircase ascends to the upper landing, where natural light floods the space, highlighting the sleek laminate flooring that flows throughout the upper level and leading you to the heart of this stunning home.

The open-plan lounge, kitchen, and dining area is a truly remarkable space, offering a bright and airy space perfect for dining, relaxing, and entertaining. The dual-aspect windows ensure an abundance of natural light, while the neutral walls and plush grey carpeting create a stylish and welcoming atmosphere. The newly installed kitchen is a real standout, boasting a range of modern, high-quality units, complemented by integrated appliances, including a built-in oven, gas hob, hood, and fridge/freezer. The kitchen also offers space for a free-standing washing machine and features a chic peninsula, making it both functional and aesthetically pleasing. Tasteful splashback tiles and sleek worktops enhance the kitchen's contemporary design, while a spacious pantry store provides ample storage for all your culinary needs.

Both bedrooms are generously proportioned doubles, each offering fitted wardrobes and plenty of space for additional free-standing furniture. These rooms provide a perfect balance of comfort and practicality, making them ideal for relaxation and rest. The family bathroom is finished to an elegant standard, featuring a pristine white three-piece suite with an overhead shower. A bespoke, coordinating mirror adds a touch of sophistication, while the stylish splashback tiling and wall-hung vanity unit complete the modern feel.

Externally, the apartment benefits from parking directly in front of the garage, with plenty of additional visitor spaces available. The property is fully move-in ready and boasts the added advantages of gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

With its prime location in the highly sought-after Wester Inch area, coupled with luxurious finishes and thoughtful design, this apartment at Tollbraes Road presents a fantastic opportunity in the property market. Don't miss your chance to make this exceptional residence your new home.





Extras: All floor coverings, light fittings, integrated appliances and window fittings.

Location: Bathgate, a historic town in West Lothian, Scotland, blends rich heritage with modern amenities. Nestled between the larger cities of Edinburgh and Glasgow, Bathgate offers a picturesque setting with rolling hills and lush landscapes. Its origins trace back to the 12th century, with a history steeped in royal connections and industrial growth, particularly in coal mining and railways.

Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also offers a range of recreational activities, from golf courses to cultural attractions like the Bathgate Regal Theatre. The town centre boasts a range of shops, highly regarded restaurants, cafes, and catering to both locals and visitors. 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.

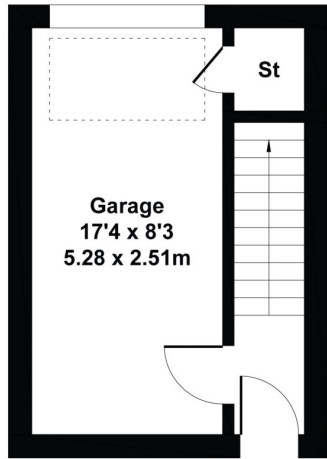
With excellent transport links, including a train station that connects to both Edinburgh and Glasgow, Bathgate serves as a convenient and charming base for exploring the broader region making it an ideal spot for commuters.



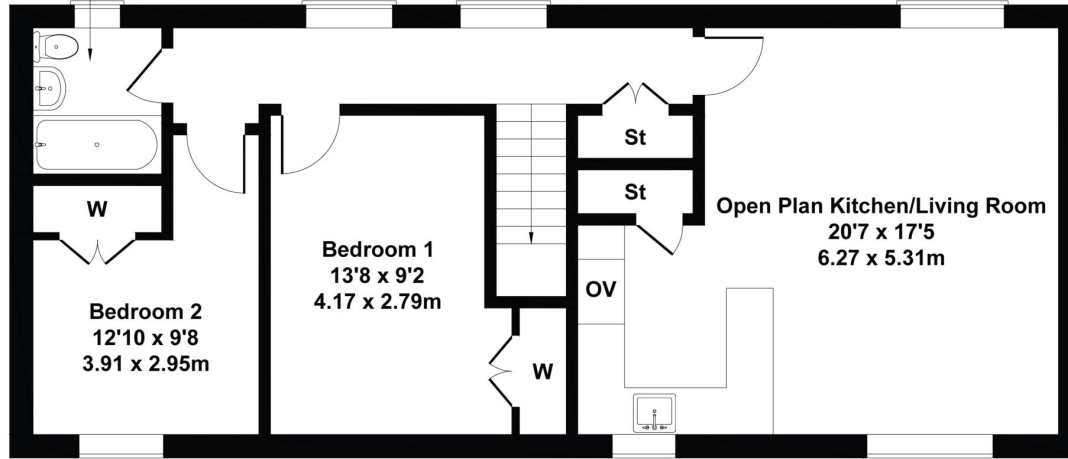
30 Tollbraes Road, Bathgate

Approximate Gross Internal Area
968 sq ft - 90 sq m

Bathroom
6'3 x 5'6
1.91 x 1.68m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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