



8 Beech Road, Bathgate

Offers Over £144,000



8 Beech Road

Bathgate, Bathgate

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present this semi detached property located in a Boghall Bathgate, Three double Bedrooms, Lounge/Diner,Kitchen,Family Bathroom and Garden. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge/Diner

16' 7" x 15' 5" (5.05m x 4.71m)

This excellent-sized lounge offers a bright and welcoming atmosphere, featuring a large side window and a glazed door that provide lovely views over the rear garden. An additional side window enhances the natural light, creating an airy and open feel. The room boasts two central light fittings, providing ample lighting throughout, and there's plenty of space for a dining table and chairs perfect for entertaining or family meals. A charming feature fireplace with a gas fire adds warmth and character, while a large storage cupboard and radiator complete the room's practical touches. Overall, it's a beautiful space that perfectly blends comfort with style.

Kitchen /Breakfast room

13' 10" x 8' 10" (4.21m x 2.70m)

The kitchen is well-equipped and spacious, with room for a table and chairs. A rear-facing window offers a lovely view over the garden. There is ample storage space with numerous cupboards and generous worktop areas. The room features a central light fitting, laminate flooring, a large radiator, and splashback tiling. It includes a gas hob and electric oven, and the current owner is also gifting an additional dishwasher, tumble dryer, and washing machine.

Bathroom

7' 8" x 5' 7" (2.34m x 1.69m)

This lovely, fresh bathroom is both modern and practical, featuring easy-to-maintain vinyl flooring and a stylish feature wall mirror. It includes a contemporary WC and sink unit with a sleek mixer tap, as well as a bathtub fitted with an over-bath electric shower and a glass screen. Splashback tiling adds a smart, clean finish, while the rear-facing window brings in natural light. Spot lighting enhances the bright and airy feel, and a heated towel rail adds a touch of comfort and convenience.

Stairs & Landing

The first landing features laminate flooring and includes the front door, which opens out to the front garden. This level also provides access to a bathroom and a useful storage cupboard.





Bedroom 1

13' 10" x 9' 3" (4.22m x 2.81m)

The main bedroom is an excellent size, featuring both a rear-facing and a side-facing window that allow plenty of natural light to flow in. The room is finished with carpet flooring, a central light fitting, and a radiator for comfort. It also benefits from an impressive amount of storage, including 23 double storage units and one single unit, making it a spacious and practical retreat.

Bedroom 2

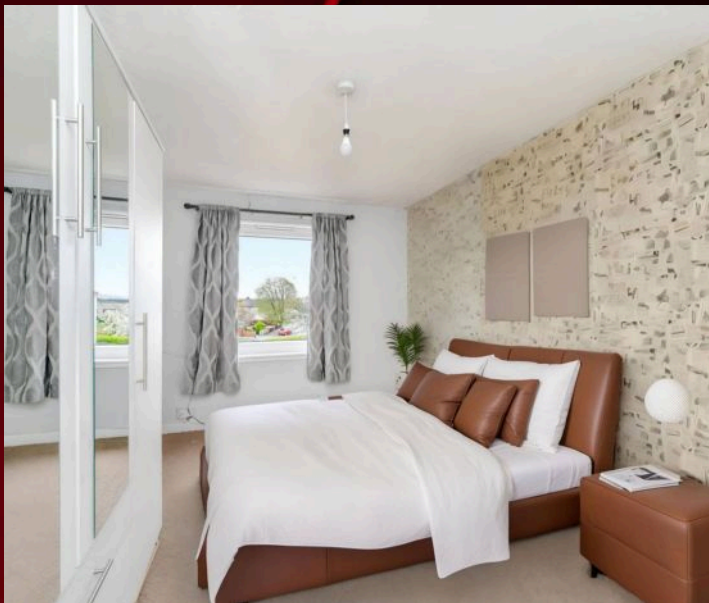
13' 9" x 8' 11" (4.19m x 2.71m)

The second bedroom is a good size and features a rear-facing window that brings in natural light. It is fitted with carpet flooring, a central light fitting, and a radiator for added comfort. The room offers two sets of double cupboards for built-in storage and still provides plenty of space for free-standing furniture, making it both practical and inviting.

Bedroom 3

10' 6" x 7' 1" (3.19m x 2.15m)

This small double room features a rear-facing window that provides a pleasant view, along with carpeted flooring for added comfort. It includes a radiator, a central light fitting, and offers enough space for free-standing furniture, making it a versatile and cozy living area.





REAR GARDEN

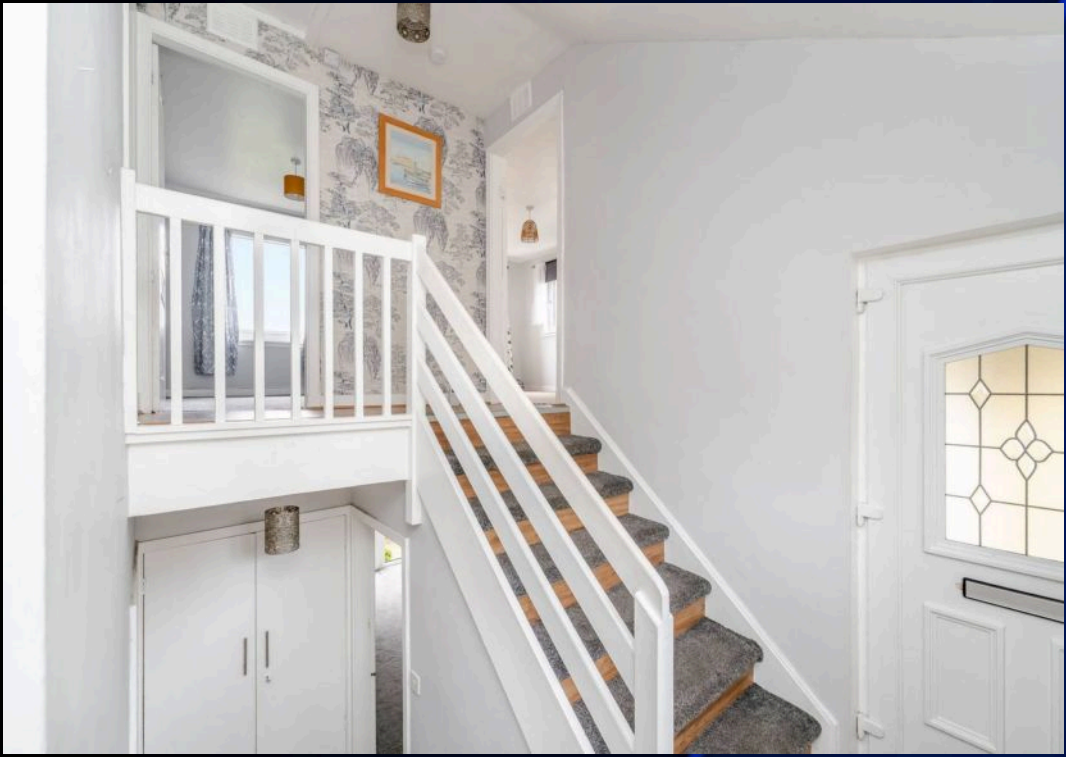
The rear garden is very nicely presented and designed for low maintenance. It is fully enclosed with fencing and includes a gate for convenient access. The space features a mature tree and well-established shrubs, adding a touch of greenery and privacy. There's a paved area perfect for outdoor seating, as well as a lovely wooden decking area ideal for relaxing or entertaining. A side section of the garden is cleverly tucked away, making it a practical spot for storing rubbish bins out of sight.

FRONT GARDEN

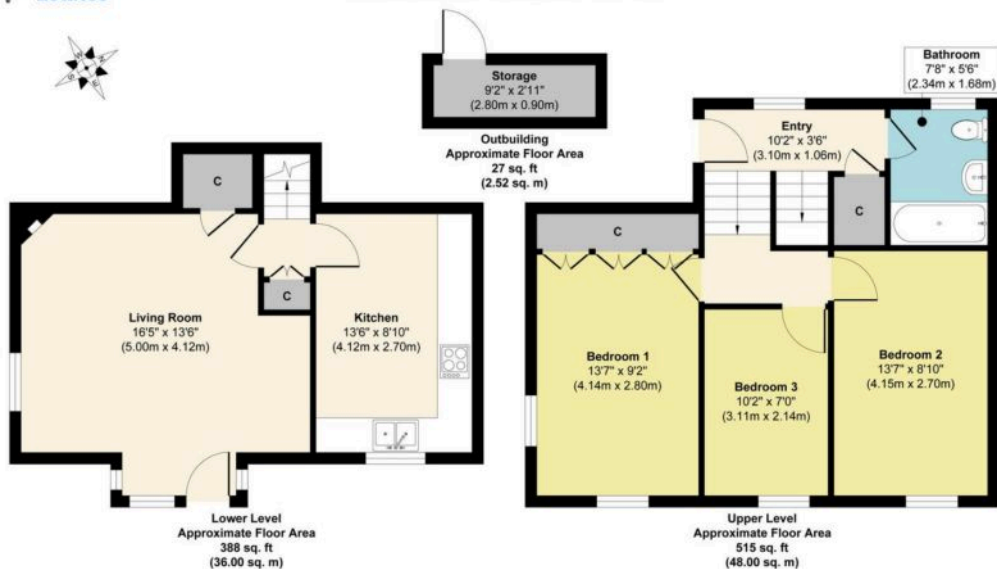
The front of the property benefits from a covered veranda area, providing a sheltered and welcoming entrance. It includes a great storage cupboard and is fully enclosed with a gate for added privacy and security. A shed is also included as part of the sale, offering additional storage space. The front garden features a small lawn area, complemented by a variety of shrubs and plants that add vibrant colour and charm to the outdoor space.

GARDEN

ON STREET



8 Beech Road, Bathgate, EH48 1LU



Approx. Gross Internal Floor Area 930 sq. ft / 86.52 sq. m (Including Outbuilding)

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	78

England, Scotland & Wales

EU Directive
2002/91/EC





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