



24 Hardhill Road, Bathgate

Offers Over £449,000



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Bathgate, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning walk in condition detached property in the popular town of Bathgate .

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Vestibul

5' 11" x 4' 9" (1.80m x 1.46m)

This truly welcoming entrance vestibule beautifully blends modern style with original character. The charming mosaic-style tiled flooring adds a touch of timeless elegance, while a lovely feature hanging light enhances the fresh décor. A brand-new composite front door sets the scene perfectly, creating an inviting first impression as you step into the home.

Entrance Hall

13' 5" x 4' 9" (4.08m x 1.44m)

This grand and spacious entrance hall sets the tone for the home, with its impressive high ceilings, stylish Amtico flooring, and elegant cornicing complemented by central The hallway provides access to the lounge, second sitting room, kitchen, cloakroom WC, bathroom, and bedroom one, as well as the upper level CCTV cameras outside and alarm system Finished in a fresh modern décor, this welcoming hall perfectly balances character and style, creating a striking first impression.

Lounge

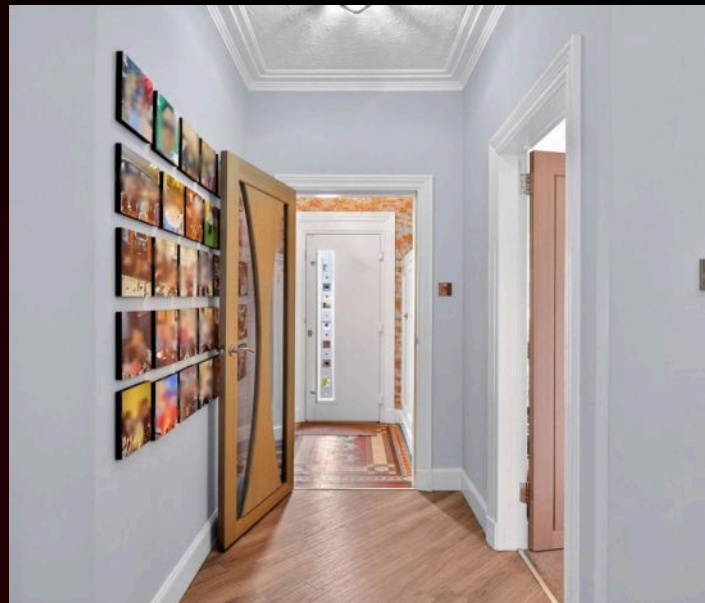
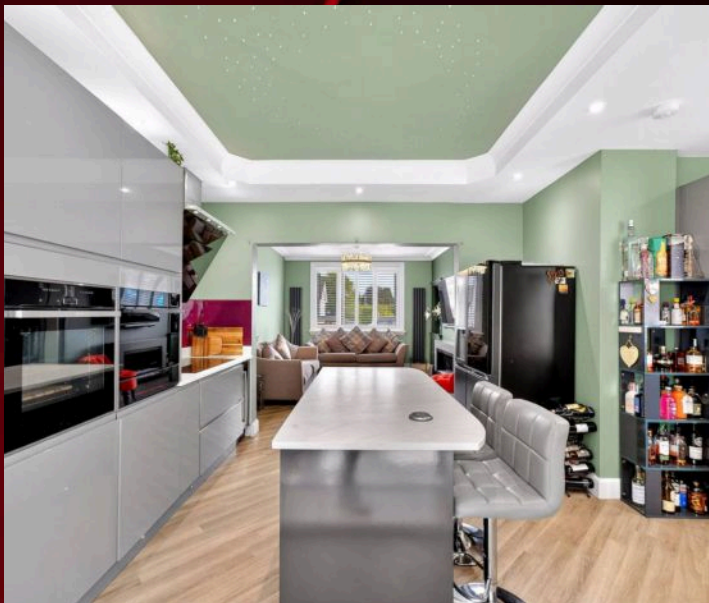
17' 11" x 14' 10" (5.47m x 4.52m)

This stunning lounge boasts a very large feature bay-style window with elegant shutters, allowing natural light to flood the room and highlight the fresh décor. The space is beautifully finished with carpet flooring, a sleek modern black radiator, and a striking hanging chandelier that enhances the high ceilings, complete with ornate cornices and a decorative ceiling rose. Showcasing some amazing original features, the room offers plenty of space for free-standing furniture, while the charming feature fireplace with a log and flame-style design creates a warm and inviting focal point

Sitting Room/Open Plan Kitchen

27' 8" x 11' 9" (8.44m x 3.59m)

A stylish and homely second lounge/sitting room, filled with natural light from the large front-facing window with new shutters. A striking hanging light feature and a modern flame-effect log fire with feature surround create a warm and welcoming atmosphere. The room also retains character with an Edinburgh Press-style shelving recess, blending charm with modern style. Flowing seamlessly into the open-plan kitchen breakfast room.





Kitchen/Breakfast room

A stunning, high-spec kitchen breakfast room featuring luxury Amtico flooring, sleek Minstral worktops, and striking LED star-lighting. Large rear windows and French doors open to the sunroom, flooding the space with light. Beautifully equipped with a freestanding American fridge freezer, double dishwashers, two ovens with grill, integrated microwave, and a sunken stainless-steel sink with mixer tap. At its heart, a stylish breakfast island with storage, an integrated wine fridge, and under-counter LED lighting completes this exceptional space.

Utility Room

Laundry / Utility Room A well-equipped utility room featuring a free-standing washing machine and tumble dryer, complemented by a beautiful sunken sink with mixer tap. Ample storage is provided by a range of fitted cupboards, with sleek ceiling spotlights adding a modern touch. A half-glazed door opens directly to the garden, bringing in natural light.

Sunroom

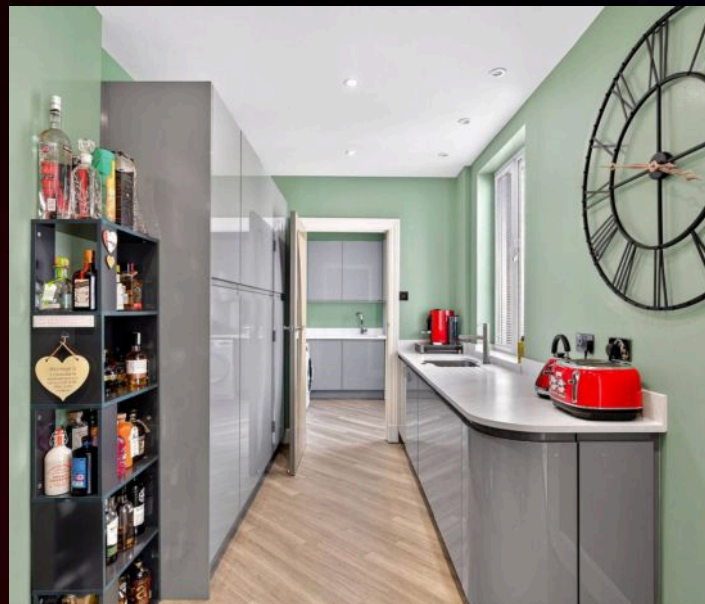
15' 9" x 15' 1" (4.79m x 4.60m)

This wonderfully spacious sunroom is filled with natural light from its many windows and charming French doors that open directly onto the decking, creating a seamless connection between indoor and outdoor living. The tiled flooring is both stylish and practical, while a radiator ensures the room stays warm and inviting throughout the winter months. Two graceful feature pendant lights add a touch of elegance, and with just two steps leading down into the space, the sunroom truly gives the feeling of being immersed in the garden.

Cloakroom Wc

7' 10" x 3' 4" (2.38m x 1.01m)

A spacious cloakroom WC designed with a modern touch. Featuring high-quality vinyl flooring and stylish contemporary wall tiles, the room feels sleek and welcoming. A floating sink with a premium mixer tap enhances the minimalist design, while the modern WC is positioned to allow space for bespoke storage cabinets, keeping the room clutter-free. Every detail has been considered to create a practical yet ultra-modern cloakroom with a clean, elegant aesthetic.





Bedroom 1

15' 10" x 10' 0" (4.83m x 3.06m)

A spacious primary bedroom featuring a large front-facing window, carpet flooring, and a central light fitting. The room boasts wall-to-wall fitted wardrobes with drawers and shelving, offering excellent storage. With its high ceilings, decorative cornice, and fresh décor, this is a beautifully finished and inviting space.

Family Bathroom

11' 3" x 9' 9" (3.43m x 2.97m)

A truly stunning, high-spec four-piece family bathroom. Finished with fully tiled walls and flooring, the space includes an open walk-in shower with a large rainfall head and additional handset, creating a spa-like experience. A luxurious Jacuzzi bath, complemented by chrome heated towel rails, adds both comfort and style. Natural light flows through the side and rear obscured windows, while ceiling spotlights complete the modern, elegant look.

Stairs and Landing

The landing features laminate flooring and provides access to bedrooms 2, 3, and 4, as well as a very large walk-in storage cupboard. The carpeted stairs are illuminated by a side-facing window, while central ceiling lighting completes this bright and practical space. There is a large floored loft space with access via a Ramsay ladder on the upstairs hallway.

Bedroom 2

14' 10" x 12' 6" (4.51m x 3.80m)

A generously sized second bedroom with a front-facing Velux window that fills the room with natural light. Finished with laminate flooring, a radiator, and twin ceiling light fittings, this bright and spacious room offers ample space for a variety of free-standing furniture, making it both versatile and welcoming.

Bedroom 3

11' 2" x 10' 9" (3.41m x 3.28m)

A well-proportioned third bedroom featuring a large Velux window that floods the space with natural light. The room includes laminate flooring, a central light fitting, and attractive combed ceilings, comfortably accommodating a double bed and additional furnishings.





Bedroom 4

14' 2" x 12' 1" (4.32m x 3.68m)

A versatile double bedroom with a large side-facing window, allowing plenty of natural light. The room is fitted with double wardrobes, a radiator, central light fitting, and laminate flooring. With its combed feature walls, this space is currently used as a home office but would make an excellent double bedroom.





FRONT GARDEN

The property benefits from a large front garden laid with artificial grass, offering a low-maintenance outdoor space that can be enjoyed all year round. Attractive decorative surrounds, along with well-presented boundary walls and a gated entrance, create a welcoming approach and add excellent kerb appeal to the home.

REAR GARDEN

The fantastic rear garden is designed for both relaxation and entertaining, featuring a spacious double decking area perfect for sitting out and enjoying the sunshine. A large gazebo houses the hot tub, providing a fully enclosed retreat with outdoor lighting for evening use. The garden also benefits from an outdoor water tap, easy access to the garage, and a well-planned layout that makes it as practical as it is inviting.

GARAGE

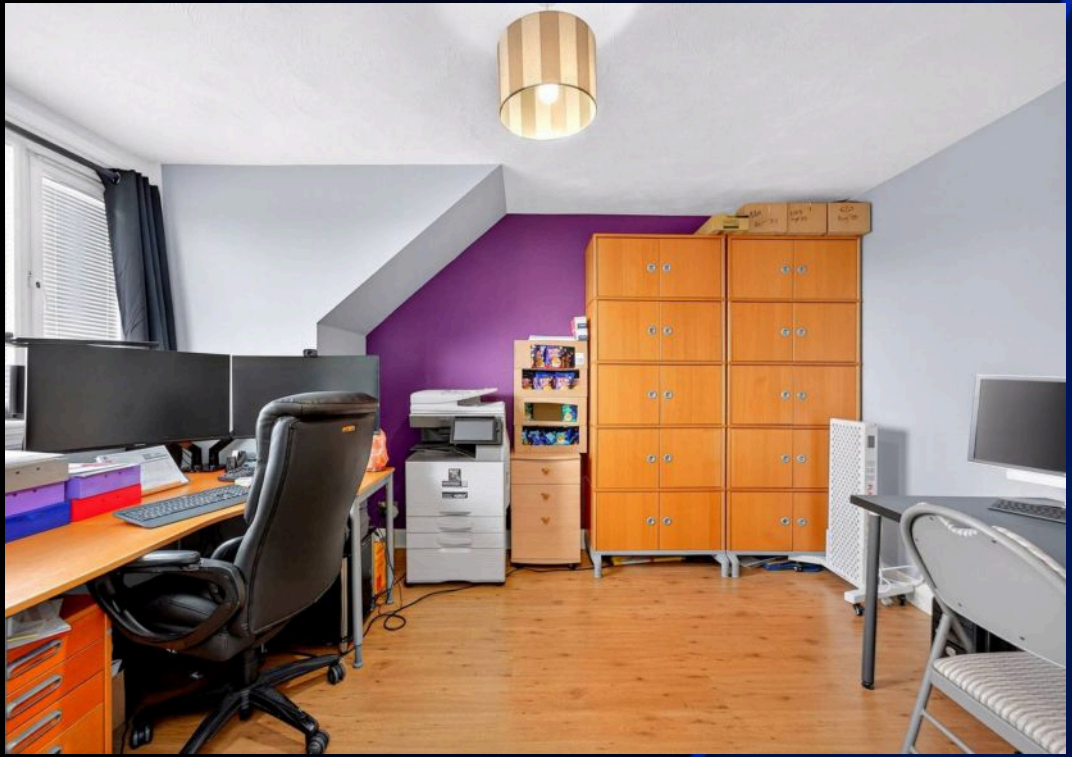
Single Garage

The garage has been thoughtfully converted into a versatile annex, featuring a spacious bedroom area with fitted wardrobes and a modern en-suite shower room. A rear window and half-glazed PVC door flood the space with natural light, while laminate flooring adds a contemporary touch. Ideal as a comfortable living space, guest accommodation, home office, or easily reverted back to a garage, this space offers flexibility to suit your needs.

DRIVEWAY

3 Parking Spaces

The property benefits from a large monoblock driveway, providing ample parking space for multiple vehicles. Positioned adjacent to the garage, it offers both convenience and practicality, while its low-maintenance design ensures it remains neat and tidy with minimal upkeep.



24 Hardhill Road, Bathgate, EH48 2BW



Approx. Gross Internal Floor Area 2295 sq. ft / 213.25 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	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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