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15 Hardhill Road

Bathgate, EH48 2BW

Offers over £415,000



Unexpectedly Back On The Market

This spacious detached villa offers flexible accommodation over two levels and is filled with natural light. Triple glazed windows ensure warmth and comfort year-round. The property is move-in ready and appeals to extended families or those looking to run a home business like Airbnb. It has the potential to be split into two homes, each with three double Bedrooms.

The detached garage is also ideal for a builder or car mechanic working from their back yard.



Description
15 Hardhill Road, Bathgate

This spacious detached villa, nestled in a prime location, offers flexible accommodation arranged over two levels and is flooded with natural light throughout. Triple glazed windows ensure that this home remains a warm and cosy environment, perfect for any season.

Presented to the market in walk-in condition, this property will appeal to a variety of buyers, including extended families and those looking to run a business from home, such as an Airbnb. The villa boasts the potential to be split into two separate homes, each with three bedrooms on both levels.

The spacious garage with a high roof level presents a fantastic business opportunity for a builder or car mechanic to operate from the premises.

The generously proportioned accommodation is entered from the front into the upper level, where a warm and welcoming reception hallway greets you. The generously sized lounge features a log-burning stove as its focal point, perfect for cozy evenings.

The kitchen, complete with ample base and wall units, complimentary worktops, and a gas cooker, is open plan to the dining area, creating a seamless flow for entertaining and family gatherings. This level also features three double bedrooms, all with built-in wardrobes. The family bathroom is well-appointed with both a bath and a separate shower unit.

A bespoke staircase provides access to the lower level, which can also be accessed from the rear garden. The lower level includes a family sitting area with patio doors leading to the garden. This sitting room also has a log-burning stove and currently features a pool table, but could easily serve as another dining area. The laundry room, with its wall and base units, complimentary worktops, and kitchen sink, has the potential to become a second kitchen.

Additionally, the lower level offers three double bedrooms and a modern and second bathroom with shower above the bath. The conservatory overlooks the rear garden, which is a good size and includes a chipped area that provides off-street parking and access to the garage. There's also an area laid to lawn accessible from the family room.

The double-doored garage presents a great opportunity for a business to operate from it. The front garden also provides off-street parking. The property benefits from gas central heating, triple glazing, and good storage throughout. Viewing is essential to fully appreciate this property and the potential it has to offer.

Bathgate
The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

- Lounge 15'1" x 14'1" (4.62 x 4.3)
- Kitchen Diner 20'4" x 10'9" (6.2 x 3.3)
- Bedroom 1 10'9" x 12'5" (3.3 x 3.8)
- Bedroom 2 14'5" x 9'2" (4.4 x 2.8)
- Bedroom 3 10'9" x 8'2" (3.3 x 2.5)
- Bathroom 10'9" x 7'10" (3.3 x 2.4)
- Family Room 25'7" x 13'5" (7.8 x 4.1)
- Laundry Room 12'5" x 7'0" (3.8 x 2.15)
- Bedroom 4 16'4" x 8'0" (5.00 x 2.45)
- Bedroom 5 17'2" x 7'6" (5.25 x 2.3)
- Bedroom 6 12'9" x 8'2" (3.9 x 2.5)
- Bathroom 2 10'9" x 7'10" (3.3 x 2.4)
- Conservatory
- Garage 22'7" m x 21'3" (6.9 m x 6.5m)

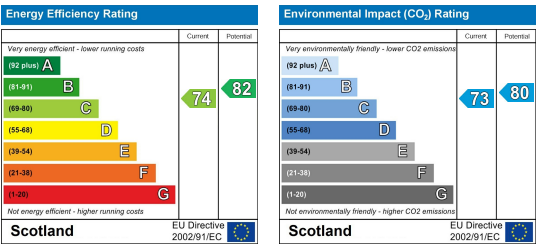
Area Map



Floor Plans



Energy Efficiency Graph



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