



8 Limefield Place, Bathgate

Offers Over £135,000

8 Limefield Place

Bathgate

A beautifully presented three bedroom home offering generous living accommodation, modern interiors, excellent storage and a south facing rear garden, all set within a popular residential area of Bathgate.

Welcome to Limefield Place, a well maintained and thoughtfully presented home offering an excellent combination of space, comfort and practicality. With three generously proportioned double bedrooms, bright and spacious living areas and a contemporary interior throughout, this fantastic property is presented in true move-in condition.

Upon entering the property, you are welcomed into a central entrance hallway, which provides access to both the upper and lower levels of the home, creating a practical and welcoming introduction to the accommodation.

Following the staircase down to the main living level, you are immediately greeted by the kitchen, positioned to the left-hand side. This spacious and beautifully presented room has been finished in a contemporary colour palette, featuring stylish grey cabinetry complemented by crisp white worktops and a classic white subway style tiled splashback. The combination creates a fresh, modern appearance, while the generous arrangement of cabinets and worktop space provides excellent practicality for everyday living.

The kitchen also benefits from a fantastic built-in storage cupboard, ideal for keeping household essentials neatly tucked away. With ample space to accommodate a substantial dining table, currently arranged with seating for six, this room offers the perfect setting for everything from family meals to entertaining friends. The neutral grey tones and thoughtful layout make this a wonderfully versatile space at the heart of the home.

Continuing through a set of elegant glazed double doors, you are welcomed into the generously proportioned lounge. This impressive living space offers plenty of flexibility for a variety of furniture arrangements, comfortably accommodating substantial sofas and additional occasional furniture without compromising the room's sense of openness.

Beautifully presented in soft, neutral tones, with plush carpeting and tasteful finishes, the lounge provides a warm and inviting setting for relaxing and spending time with family. One of the room's standout features is the large sliding patio doors, which open directly onto the south-facing rear garden. These expansive glazed doors allow an abundance of natural light to flood the room throughout the day, creating a wonderfully bright and airy atmosphere while providing a seamless connection between indoor and outdoor living.

A further built-in storage cupboard adds another practical feature to this already impressive room. With its generous proportions and understated décor, the lounge offers a fantastic blank canvas for new owners to introduce their own furnishings and personal style.



The lower hallway also benefits from an additional storage cupboard, further enhancing the excellent storage provision found throughout the property.

Making your way upstairs, the upper level continues to impress, offering three well proportioned double bedrooms and a contemporary family bathroom.

Positioned to the right hand side at the top of the staircase, the family bathroom has been finished to a modern standard, featuring stylish grey wall panelling that creates a sleek, coordinated appearance while offering the added benefit of being easy to maintain. The suite comprises a bath with an overhead shower, a contemporary wash hand basin with vanity storage and complementary white bathroom fittings. A frosted window allows natural light to enter while maintaining privacy, completing this bright and practical family bathroom.

The three double bedrooms provide excellent flexibility to suit a variety of lifestyles and requirements. Each room offers comfortable proportions, with space for bedroom furniture and the opportunity to create a relaxing personal retreat.

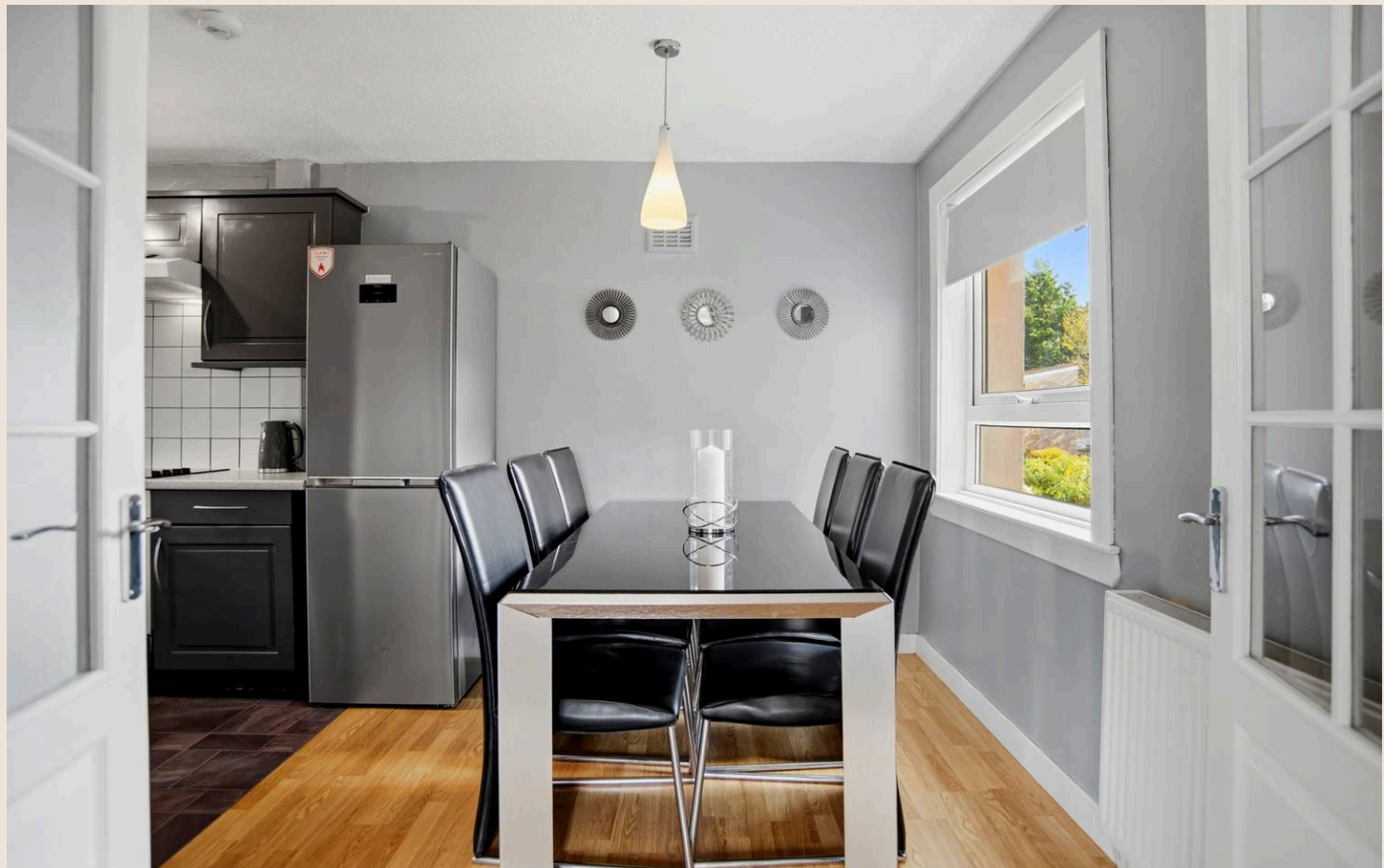
The principal bedroom is particularly welcoming, offering ample space for a double bed alongside freestanding wardrobes, chest of drawers and additional furnishings. A large window allows plenty of natural light into the room, while the generous floor space makes it a comfortable and practical main bedroom.

The remaining two bedrooms are equally versatile, with one enjoying a soft, neutral finish and an excellent layout that would comfortably accommodate a double bed, wardrobes or even a dedicated workspace. Whether required as additional bedrooms for family members, guest accommodation or a home office, these rooms provide flexibility to adapt as your needs change.

A particularly attractive feature of the upper accommodation is the beautiful outlook towards the Pentland Hills, providing a lovely backdrop and adding to the appeal of these bright and comfortable bedrooms.

Externally, the property benefits from a desirable south facing rear garden, providing a wonderful outdoor space to enjoy the sunshine throughout the day. With direct access from the lounge, the garden offers excellent potential for outdoor dining, summer entertaining or simply relaxing in the privacy of your own outdoor space.

Throughout the property, the consistent use of modern grey tones, neutral finishes and well maintained interiors creates a lovely sense of continuity. Combined with the generous room sizes, practical layout and excellent storage, this is a home that has clearly been cared for and is ready for its next owners to move in and make it their own.



Limefield Place enjoys a convenient position within the established residential area of Boghall, on the outskirts of Bathgate, West Lothian. Popular with families and commuters alike, the area offers an excellent balance of everyday convenience, local amenities and access to the wider central belt.

Boghall benefits from a range of local facilities, including everyday shopping amenities, schooling and community facilities, making it a practical location for families and those seeking easy access to essential services.

Bathgate town centre is also within easy reach, offering a wider selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. The town provides a welcoming community atmosphere alongside the convenience of a well-established high street.

For commuters, Bathgate railway station offers regular rail services towards both Edinburgh and Glasgow, making the location particularly appealing to those travelling across the central belt. Excellent road connections, including access to the M8 motorway, further enhance the convenience of the area for those commuting by car.

The surrounding area also offers opportunities to enjoy the outdoors, with nearby parks, walking routes and green spaces providing an escape from the everyday. Bathgate's wider leisure facilities, including the popular Xcite Bathgate leisure centre, add to the area's appeal for individuals and families of all ages.

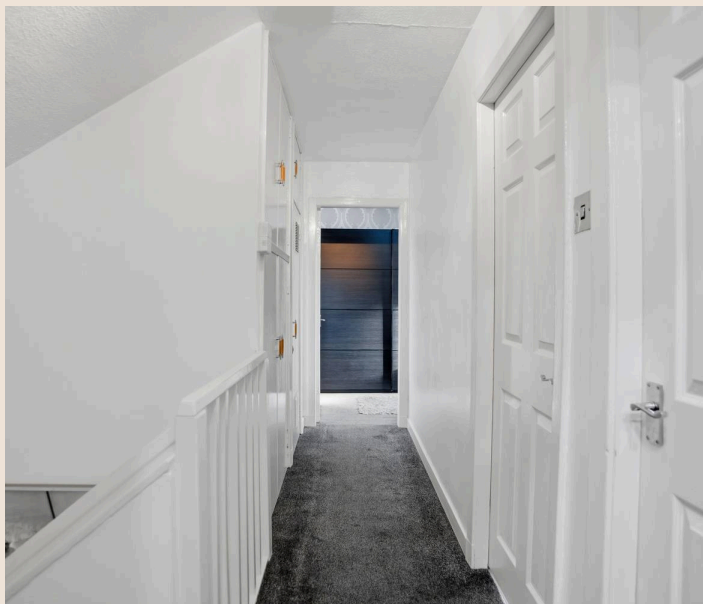
Combining generous accommodation, three double bedrooms, contemporary interiors, fantastic storage and a desirable south-facing garden, Limefield Place represents a wonderful opportunity to secure a beautifully maintained, move in ready home in a convenient Bathgate location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Home Report Value- £140,000

EPC - C

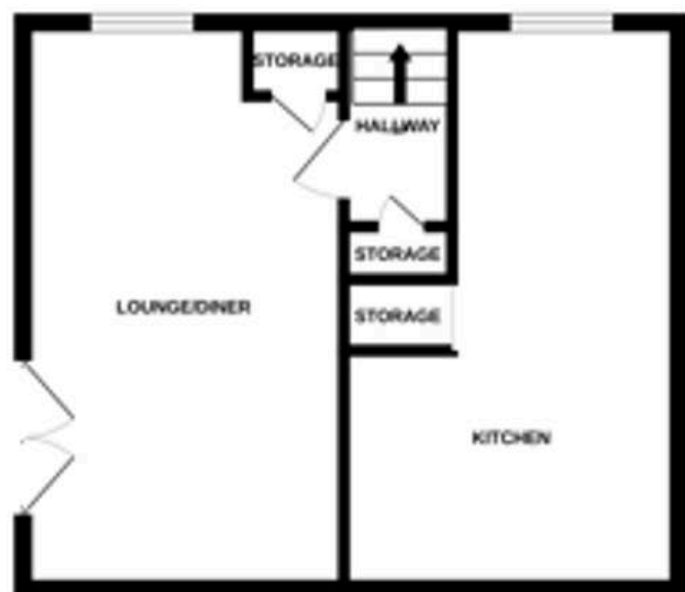
Council Tax Band - B

Square Ft- 883/ 82m2





LOWER GROUND



GROUND AND FIRST



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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