



8 Deer Path, Harthill

Offers Over £130,000



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Welcome to Deer Path, a beautifully presented two bedroom ground floor flat where style, quality and thoughtful upgrades come together to create a truly turnkey home.

From the outset, the property makes a lasting impression. The front garden is immaculately maintained, with a manicured lawn framed by a colourful array of flowering borders, including stunning hydrangeas and a variety of seasonal blooms. It's a space that is regularly admired and complimented, setting the tone for what lies within.

Upon entry, you are welcomed into a bright and inviting hallway, finished in warm, contemporary tones with elegant wall detailing and sleek flooring underfoot. Directly ahead, you are drawn into the main living area, a beautifully styled lounge that feels both cosy and sophisticated. A large window floods the room with natural light, enhancing the soft neutral palette and plush carpeting. The feature wallpaper adds subtle character, while the layout comfortably accommodates multiple seating areas, creating the perfect space to relax or entertain.

To the right hand side of the hallway, you will find the show-stopping bathroom. Designed with a spa inspired aesthetic, this space has been finished to an exceptional standard. A sleek walk in shower with statement tiling, modern sanitaryware and a contemporary vanity unit are complemented by ambient sensor lighting, creating a luxurious, hotel like feel. Every detail has been carefully considered to deliver both style and practicality.

Adjacent to the bathroom lies the stunning kitchen, a true highlight of the home. Finished with high gloss cabinetry and striking worktops, the space is further elevated by a mirrored splashback that enhances both light and depth.



The kitchen is fully equipped with integrated appliances including a fridge freezer, washer dryer, dishwasher and oven, offering a seamless and modern finish. A window overlooks the rear garden, bringing in natural light and providing a pleasant outlook while cooking or entertaining.

Returning to the hallway, a convenient storage cupboard provides excellent everyday practicality. Moving further through the property, to the front on the left hand side, you will find the impressive principal bedroom. This is a beautifully styled space, finished in calming neutral tones and featuring built in mirrored wardrobes that not only offer excellent storage but also enhance the sense of space and light within the room.

Directly across the hallway is bedroom two, another well proportioned double room. Currently styled as a flexible space, it offers versatility to suit a range of needs, whether as a guest bedroom, home office or additional living area.

At the end of the hallway, a large pantry cupboard provides further fantastic storage, a rare and highly practical addition that enhances the overall functionality of the home.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring a stylish combination of paving and decorative stone. With a west facing aspect, this space enjoys beautiful afternoon and evening sun, making it ideal for relaxing or entertaining as the sun sets. The layout provides multiple seating areas, creating a private and sociable outdoor retreat.

Further benefits include resident parking, adding everyday convenience to this already impressive home.

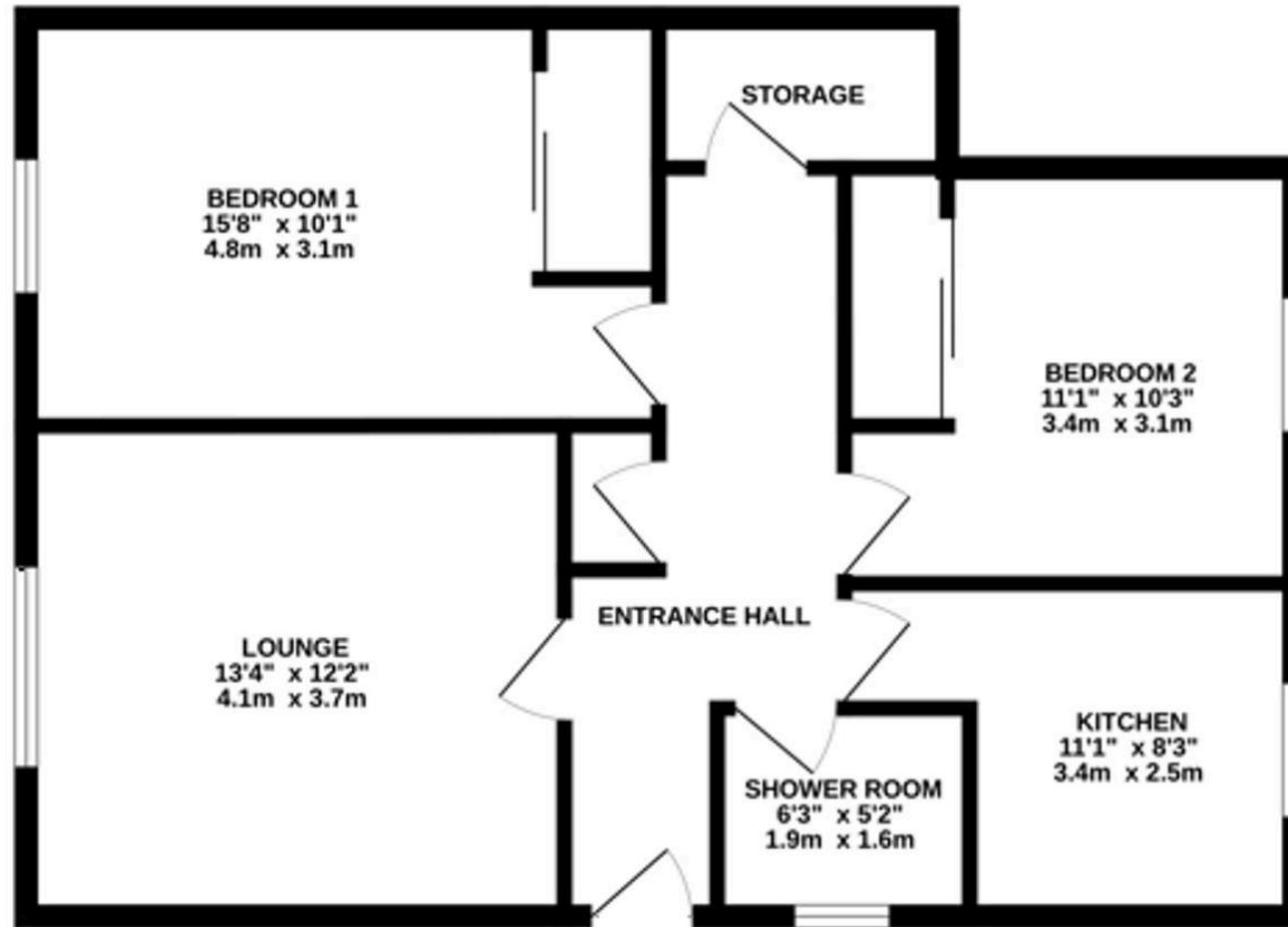
Deer Path is set within the popular village of Harthill, offering a peaceful residential setting with excellent day to day amenities and strong transport links, ideal for a range of buyers. The village itself provides convenient access to local shops, healthcare services and schooling, including Harthill Primary School (approx. 0.5 miles), Greenrigg Primary School (approx. 1.5 miles), Whitburn Academy (approx. 3.5 miles) and Armadale Academy (approx. 4.5 miles), while more extensive retail, dining and leisure facilities can be found in nearby Bathgate, Livingston and Airdrie, all within a short drive.

For commuters, the property is well positioned with Blackridge Railway Station approximately 1.7 miles away and easy access to the M8 motorway, offering swift connections to Edinburgh in around 30 minutes and Glasgow in approximately 35 minutes. The surrounding





GROUND FLOOR



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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