



102 Falside Crescent, Bathgate

Offers Over £150,000



102 Falside Crescent

Bathgate

Nestled within a popular residential area of Bathgate, this beautifully presented two bedroom semi detached home offers stylish, move in ready accommodation that is ideal for first time buyers, young families or those looking to downsize. Finished to a high standard throughout, the property combines contemporary décor with bright, spacious living areas and benefits from a monoblock driveway providing off street parking, an impressive landscaped rear garden and two generous double bedrooms.

The property immediately makes a fantastic first impression with its neat exterior, modern monoblock driveway offering parking for multiple vehicles and gated side access leading to the rear garden.

Stepping inside, the welcoming lounge is flooded with natural light from the large front facing window and is beautifully decorated in modern tones. A striking geometric feature wall creates a stylish focal point, complemented by an attractive electric fireplace and quality flooring. The room offers excellent proportions, providing plenty of space for both relaxing and entertaining.

To the rear, the modern fitted kitchen is both practical and stylish, featuring an excellent range of wall and base units, complementary worktops and contemporary mosaic splashback tiling. There is ample space for freestanding appliances, generous preparation space and a useful storage cupboard, while the rear door provides direct access to the garden, making it ideal for everyday family living.

Upstairs, the property offers two spacious double bedrooms. The principal bedroom is beautifully presented with a modern feature wall and contemporary décor, comfortably accommodating a double bed alongside additional bedroom furniture while enjoying excellent natural light.



The second bedroom is another generous double and is currently utilised as a home office, highlighting its flexibility as a guest bedroom, nursery or workspace. Completing the home is a stylish shower room featuring a modern walk in shower with rainfall showerhead, contemporary wall tiling and quality fixtures, creating a sleek and low maintenance finish.

Externally, the landscaped rear garden is undoubtedly one of the property's standout features. Designed with both relaxation and entertaining in mind, it boasts an extensive paved patio, beautifully maintained lawn and an attractive raised pergola seating area, creating the perfect space for summer gatherings with family and friends. The fully enclosed garden also benefits from fencing for privacy and a garden shed providing additional outdoor storage.

Presented in true walk in condition, this superb home offers modern living both inside and out, making it an excellent opportunity for buyers seeking a property they can simply move straight into. Situated within the highly sought after town of Bathgate, the property enjoys easy access to an excellent selection of local amenities including supermarkets, cafés, restaurants, leisure facilities and well regarded schooling. Bathgate Railway Station provides regular services to both Edinburgh and Glasgow, while the nearby M8 motorway offers excellent commuter links across the Central Belt. Combining stylish accommodation with outstanding outdoor space and a convenient location, this fantastic home is sure to appeal to a wide range of buyers

Home Report Value- £155,000

EPC - D

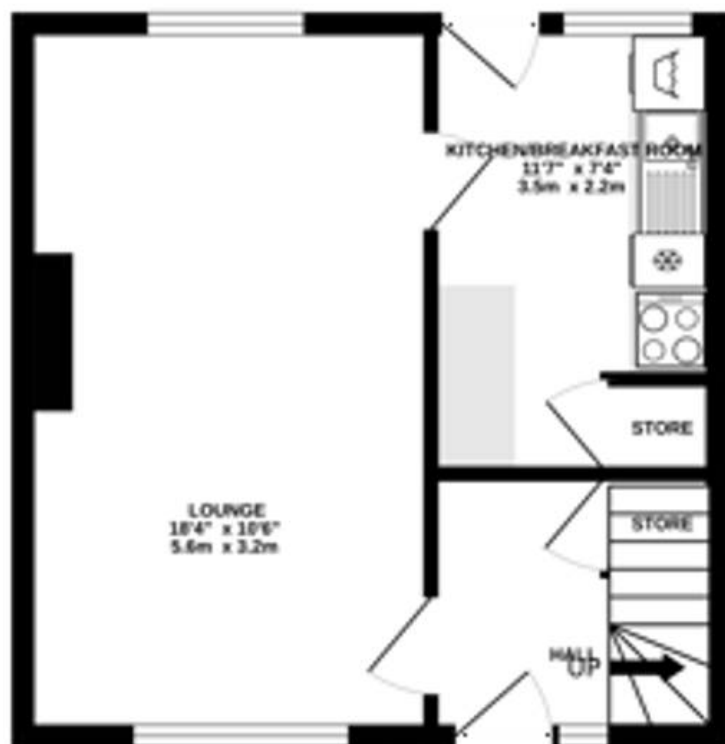
Council Tax Band - B

Square Ft- 667/ 62m2





GROUND FLOOR



1ST 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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