



3 Baillie Avenue, Harthill

Offers Over £175,000



3 Baillie Avenue, Harthill

Welcome to Baillie Avenue, Harthill, a beautifully presented two bedroom semi detached bungalow offering modern, move in condition living, a south facing garden and a generous driveway. This is an ideal home for a range of buyers, combining stylish upgrades with practical single level living in a well connected, family friendly location.

Upon entering, you are welcomed into a bright and inviting hallway. Positioned just off the entrance is the main family bathroom, finished with wet wall tiling throughout and comprising a three piece suite with a bathtub and overhead shower, white gloss vanity storage and a chrome heated towel rail.

Moving through the home, the lounge is a generous and comfortable space, capable of accommodating two large sofas, a media wall and even a small dining area if desired. A large front facing window allows for excellent natural light, creating a warm and inviting setting for both relaxing and entertaining.

Just off the lounge is the kitchen, which has been upgraded to a modern standard. It features white gloss cabinetry, splashback tiling, ample worktop space and a four ring induction hob with oven. There is also an integrated fridge freezer and space for additional appliances such as a washing machine or dishwasher, making this a highly functional and well designed space.

To the rear of the property are two spacious double bedrooms. The principal bedroom comfortably accommodates a king-size bed and benefits from a large fitted wardrobe, providing excellent storage. Bedroom two is another well proportioned double room and enjoys direct access to the rear garden via patio doors, enhancing the indoor outdoor flow of the home.



Externally, the property boasts a generous south facing rear garden, designed for low maintenance and ideal for enjoying sunlight throughout the day. The space includes a decking area and a substantial shed, making it perfect for hosting, relaxing or additional storage.

To the front, the property benefits from a driveway capable of accommodating two to three vehicles, providing excellent off street parking.

Baillie Avenue is ideally located in the heart of Harthill, offering easy access to local amenities including shops, cafés and the health centre. Greenrigg Primary School is nearby, along with excellent transport links via the M8, making commuting to both Edinburgh and Glasgow straightforward. Further amenities can be found in nearby Whitburn, including a Tesco Superstore, Home Bargains and Starbucks, while Polkemmet Country Park offers fantastic outdoor space, scenic walks and leisure facilities.

A fantastic opportunity to secure a stylish, move-in ready bungalow in a convenient and well connected location.

Home Report Value- £180,000

EPC - C

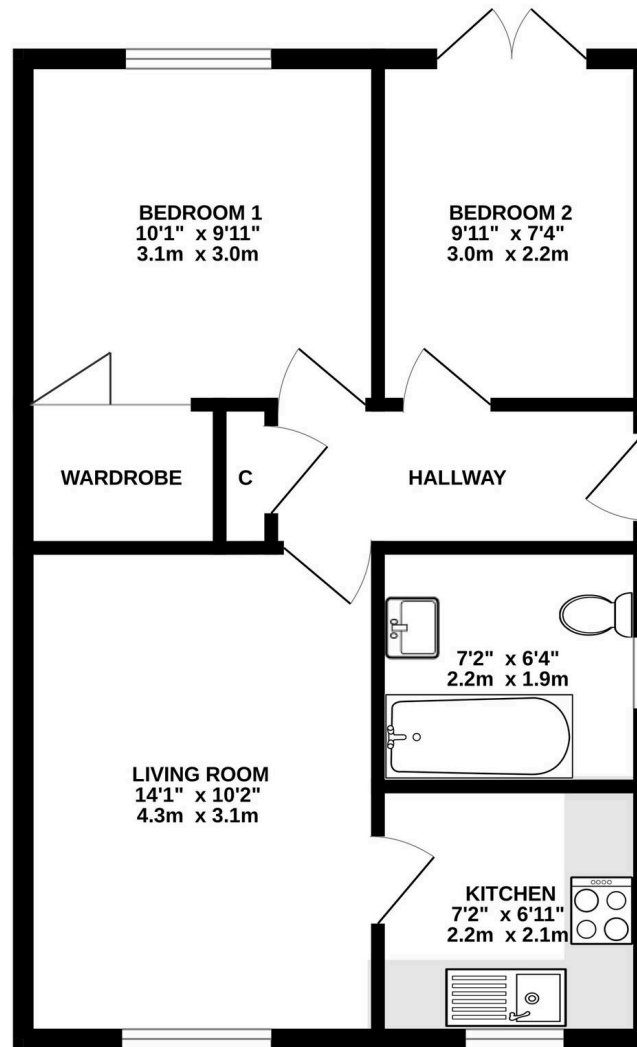
Council Tax Band - C

Square Ft- 495/ 46m2





GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

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.

Made with Metropix ©2026



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

