



65 Muir Road, Bathgate

Offers Over £375,000

# 65 Muir Road

Bathgate

Dating back to 1910, this exceptional and beautifully extended home combines period charm with contemporary design, offering a level of finish, space and style that is rarely brought to market. From the moment you arrive, the home immediately sets itself apart, with high ceilings throughout, character features and a layout that has been thoughtfully reimagined for modern living.

You are welcomed into the property via a practical porch area, providing a fantastic buffer between indoor and outdoor living, ideal for coats, shoes and everyday essentials, before stepping into the main hallway. Here, the sense of space is instantly apparent, with the home's impressive ceiling heights enhancing the light and flow throughout.

To the right hand side, positioned at the front of the property, the main lounge is a stunning reception space. Rich in character and beautifully styled, this room feels both elegant and inviting, with its proportions perfectly suited to relaxing evenings or entertaining guests.

Across the hallway to the left hand side, also at the front of the home, lies the principal bedroom suite, a space that feels like a boutique hotel retreat. Beautifully finished and generously proportioned, the bedroom flows seamlessly into a stylish and highly decorative en-suite, where bold design choices, elegant finishes and statement tiling come together to create a luxurious, spa like feel.

Returning to the hallway and moving towards the rear of the property, you arrive at what is undoubtedly the heart of the home. The property has been thoughtfully extended to create a breath taking open plan kitchen, designed with both family living and entertaining in mind. Flooded with natural light from multiple angles and skylights, this space is as functional as it is visually impressive. A central island anchors the room, complemented by extensive cabinetry, high quality worktops and sleek finishes throughout, a kitchen that truly commands attention.



Leading off from the kitchen is a separate dining area, which can also be accessed directly from the hallway, allowing for an effortless flow through the ground floor. This flexibility makes the space perfect for hosting, family meals or more formal occasions. Just off the kitchen, a separate utility room adds practicality without compromising on style, keeping the main living areas clutter-free.

Back within the hallway, you will also find a beautifully presented downstairs bathroom, finished with bold, decorative styling that mirrors the quality and attention to detail seen throughout the rest of the home.

Heading upstairs, the sense of space continues. The upper level offers two further generously sized double bedrooms, both beautifully finished and enhanced by Velux windows that flood the rooms with natural light. The landing itself is particularly impressive, spacious, bright and perfectly suited to a cosy reading nook or home workspace, again benefitting from additional Velux windows.

Completing the upper level is the family bathroom, which is substantial in size and nothing short of show-stopping. Featuring a freestanding bath, a separate walk in shower, stylish sanitaryware and striking patterned flooring, this space feels indulgent, luxurious and perfectly in keeping with the home's overall aesthetic.



Externally, the property continues to impress. An expansive driveway provides parking for multiple vehicles, while the detached garage located within the rear garden offers fantastic versatility. Whether used as a workshop, home gym, studio or additional living space, this is a rare and valuable addition.

Location wise, Muir Road is ideally positioned for convenient town living. The property falls within the catchment area for both Windyknowe Primary School and St Mary's Primary School, making it an excellent choice for families. Bathgate Train Station and motorway links are both just a five minute drive away, offering easy commuting across West Lothian and beyond. Bathgate Main Street is approximately a 10-minute walk, while everyday amenities are close at hand, including Morrisons, Aldi, Lidl and the Bathgate Retail Park.

A truly outstanding home where period elegance meets modern luxury viewing is essential to fully appreciate the quality, space and lifestyle on offer

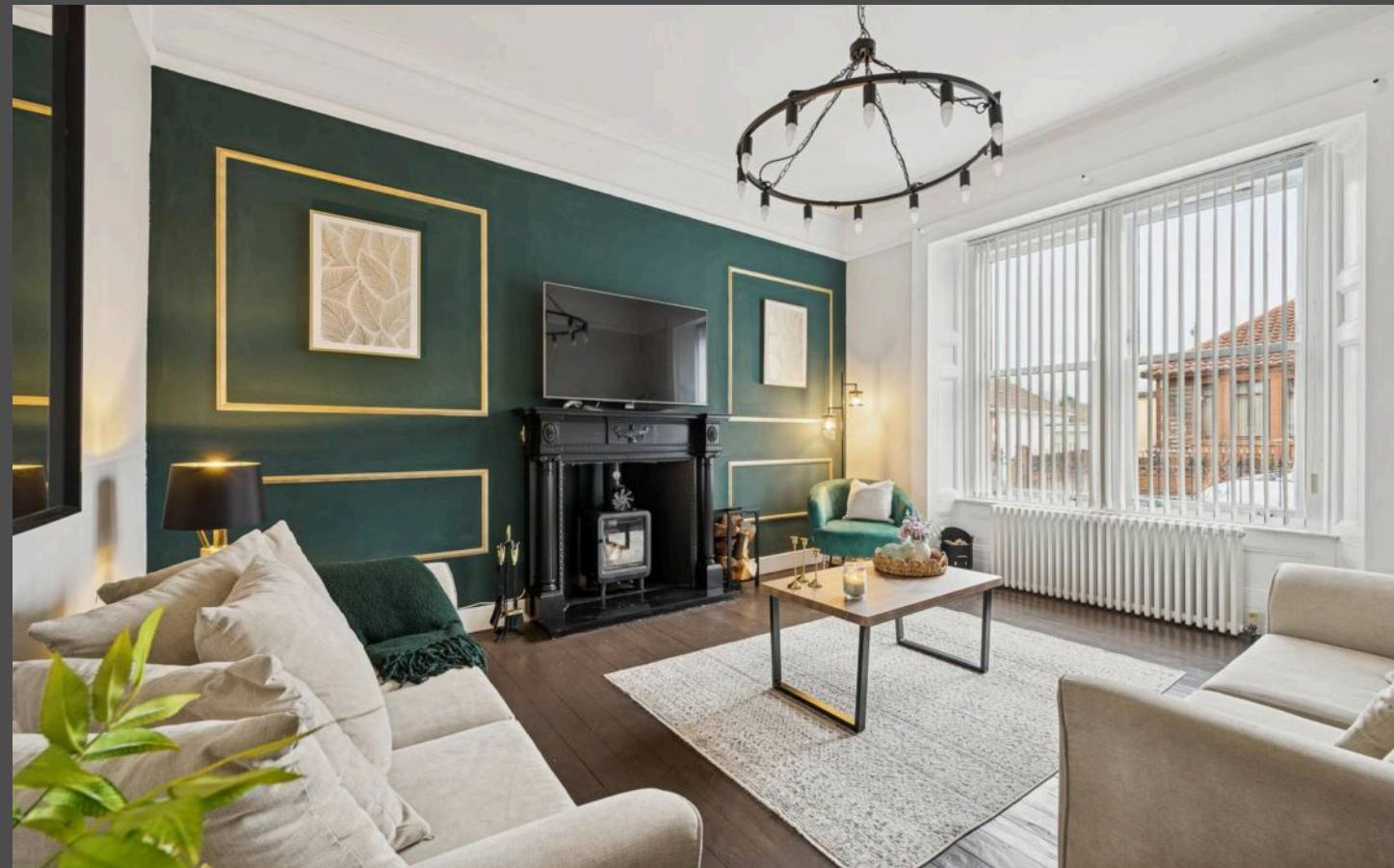
Included in sale - light fittings, blinds, integrated white goodsAll other furniture open to negotiations for purchase.

Home Report Value- £390,000

EPC - C

Council Tax Band - F

Square Ft 1938/ 180m<sup>2</sup>



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- Dating Back To 1910 With Beautiful Period Features
- Three Double Bedrooms
- Thoughtfully Extended And Reimagined For Modern Living
- Breathtaking Open-Plan Kitchen With Central Island And Skylights
- High Ceilings Throughout Enhancing Light And Space
- Detached Garage
- Expansive Driveway Accommodating Multiple Vehicles

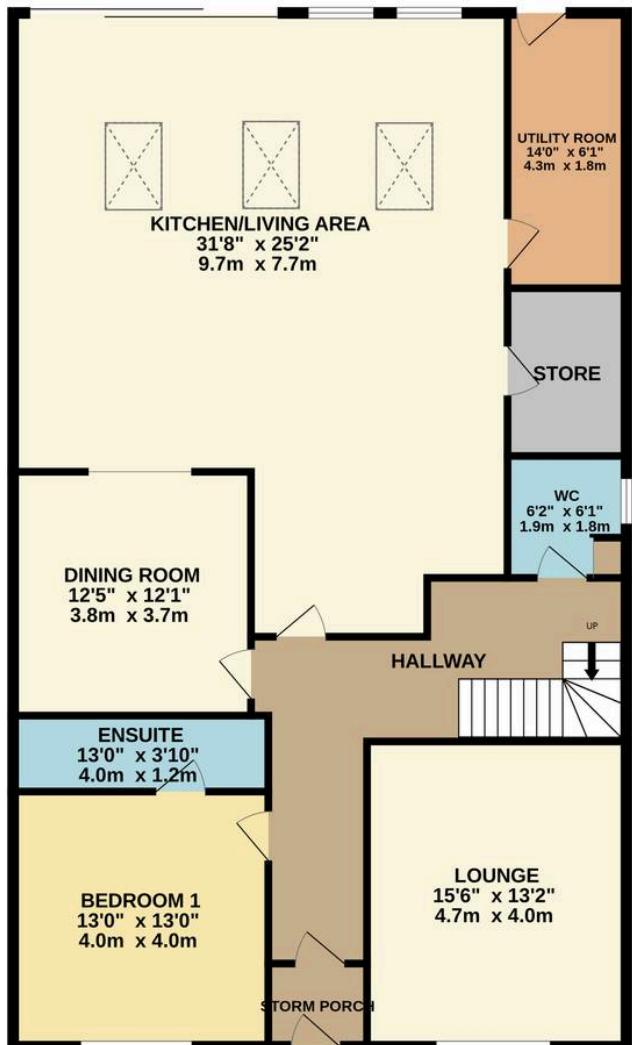
#### DRIVEWAY

6 Parking Spaces

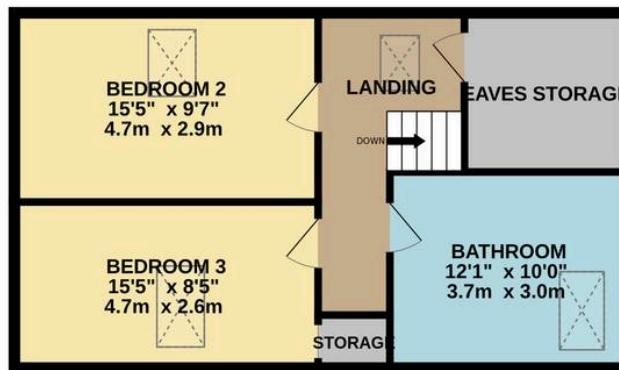




GROUND FLOOR  
1637 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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.  
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