

4 Castle Road

BATHGATE, WEST LoTHIAN, EH48 2TZ



*Three-bed home - modern, move-in ready living
with garden access, garage and space to grow*



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McEwan Fraser Legal is delighted to present Castle Road to the market. Positioned within a modern, well-maintained development, this beautifully presented three-bedroom home offers an excellent blend of space, style and everyday practicality. Thoughtfully laid out across two levels, it is a property that feels immediately welcoming and effortlessly liveable, making it a strong option for first-time buyers, young families or those looking to step into a home that offers both flexibility and comfort.

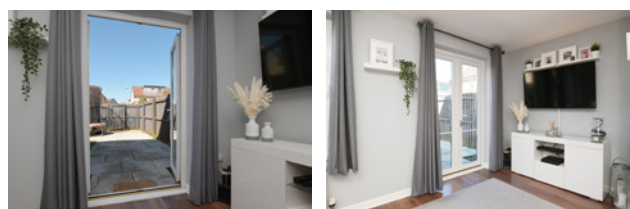
THE KITCHEN



Stepping inside, the entrance hallway provides a bright and tidy introduction, setting the tone for what follows. The layout has been designed with modern living in mind, allowing for a natural flow between the key living spaces. To the front, the kitchen is well arranged with a generous range of units and worktop space, creating a practical environment for cooking while still feeling connected to the rest of the home. There is a sense of functionality here without compromising on comfort, making it equally suited to busy mornings or more relaxed evenings.

To the rear, the living room opens up into a spacious and inviting setting, with French doors drawing in an abundance of natural light and providing direct access to the garden. This is a room that adapts easily to both everyday living and entertaining, with ample space for lounge and dining furniture. The connection to the outdoor space enhances the overall feel, particularly in the warmer months when the doors can be opened to extend the living area further.

THE LIVING ROOM





Upstairs, the property continues to deliver well-balanced accommodation along with convenient loft storage. The principal bedroom offers a calm and comfortable retreat, complete with built-in storage and the added benefit of an en-suite shower room, creating a private and practical space. The remaining two bedrooms are well-proportioned and versatile, easily accommodating children's rooms, guest space or a home office depending on individual needs.

The main bathroom is finished in a neutral style, centred around a full-sized bath, offering a functional and well-presented space suited to both family living and guests. On the ground floor, a WC is conveniently positioned and completes the internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the rear garden has been designed with ease of maintenance in mind, with a patio that can be enjoyed throughout the year. It offers a good level of privacy and is ideal for relaxing, outdoor dining or accommodating children's play equipment without the upkeep typically associated with larger gardens.

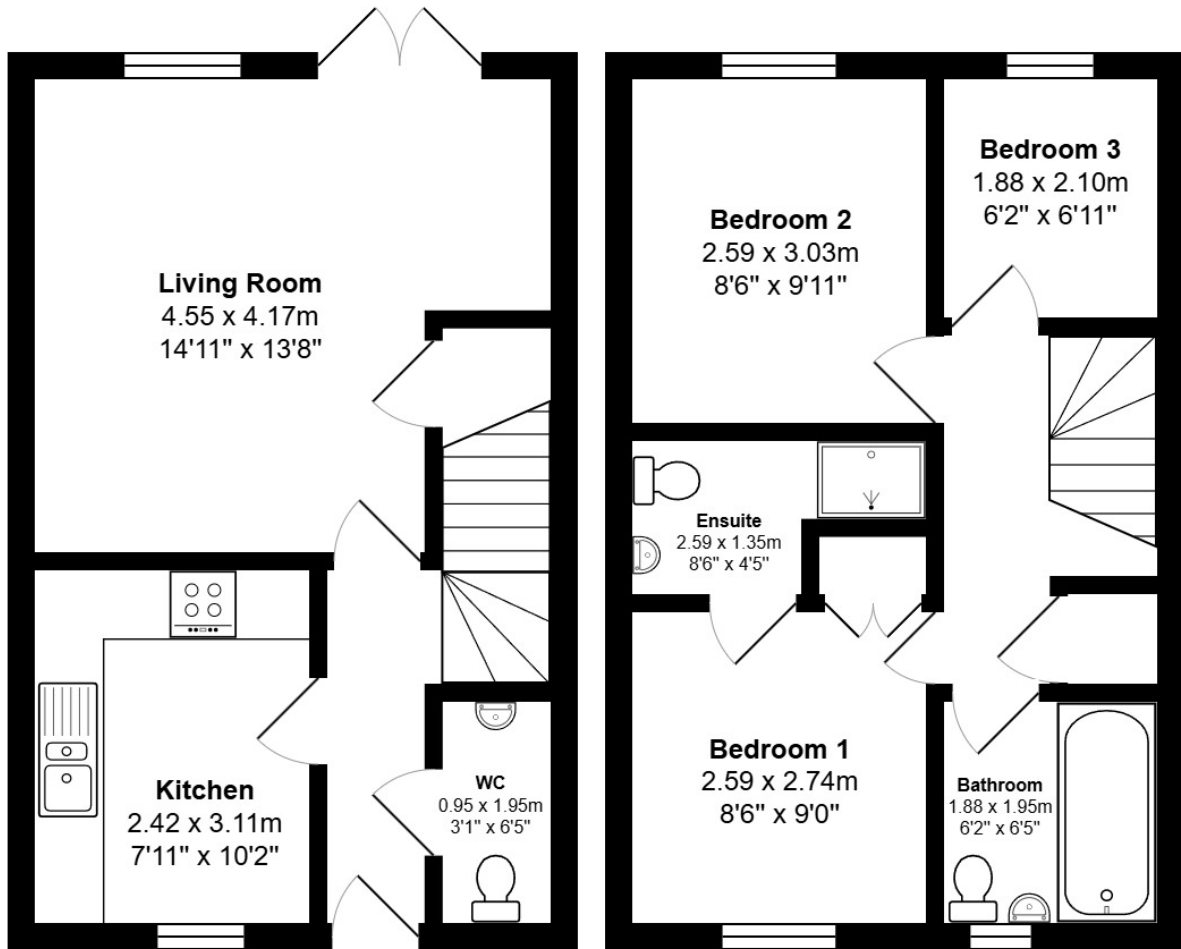
To the front, the property enjoys a neat and attractive approach within the development, with parking readily available. A garage adds further appeal, providing additional storage or secure parking depending on requirements.

Overall, this is a home that has been carefully maintained and thoughtfully presented, offering a modern layout, comfortable proportions and a setting that will appeal to a wide range of buyers. It is the kind of property that feels easy to settle into from the outset, with a strong balance of practicality and lifestyle appeal.

EXTERNALS

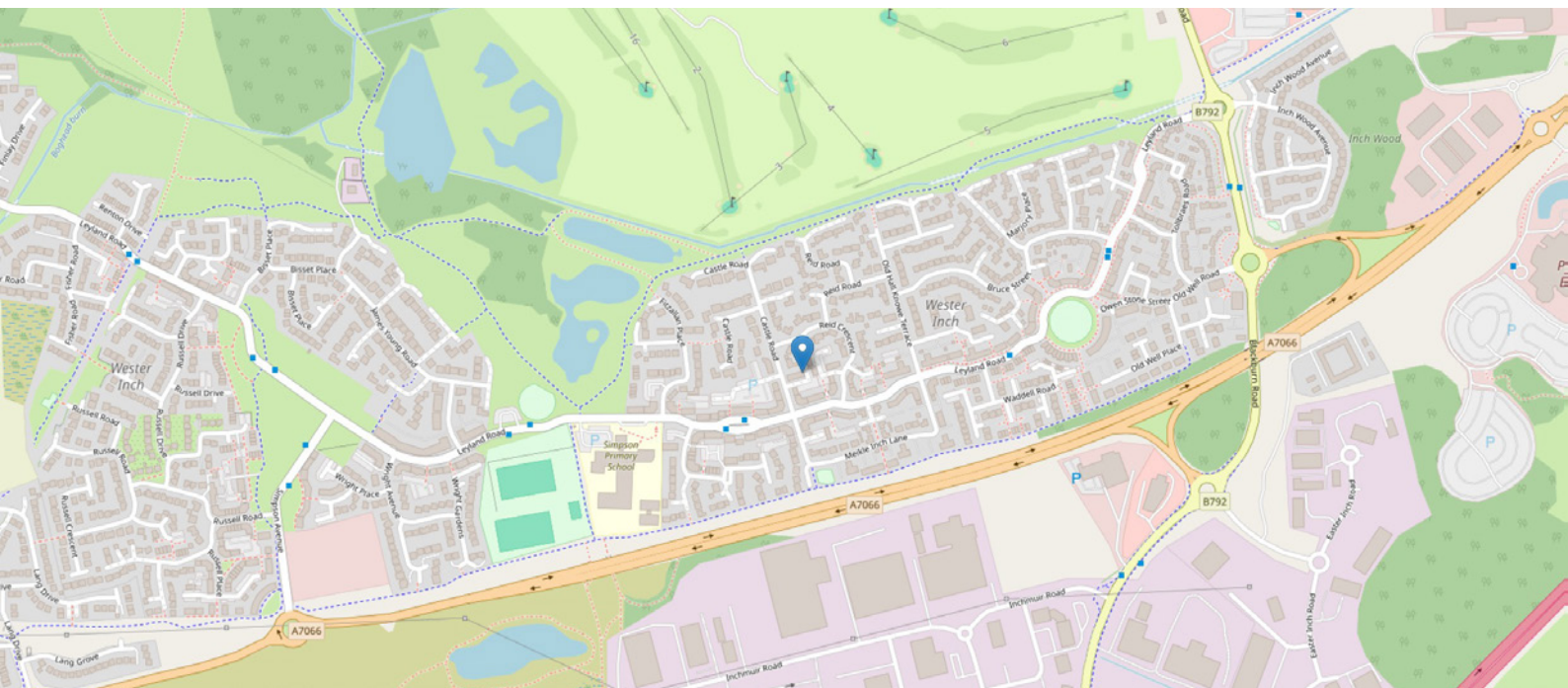


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: C



THE LOCATION

Located within a popular and well-established residential pocket, the property enjoys a setting that strikes a strong balance between everyday convenience and a quieter, community feel. The development itself is modern and well kept, appealing to a wide range of buyers from first-time purchasers through to young families. Just a short stroll from the house, you'll find Tesco and a selection of handy local shops, perfect for picking up weekly essentials or those last-minute bits without any fuss. Everything you need is right on your doorstep, making day-to-day living simple and efficient.





For those who commute, Bathgate train station is within easy reach and offers regular, direct services to both Edinburgh and Glasgow, making the daily journey straightforward. The property is also well connected by road, with the M8 just a short drive away, providing quick access across the central belt.

Families will be particularly drawn to the schooling on offer, with the home falling within the catchment for Simpson Primary School, one of the area's most sought-after non-denominational schools. Known for its strong reputation and sense of community, it remains a key attraction for buyers looking to settle in a well-regarded part of town.

Beyond the practicalities, Bathgate offers a well-rounded lifestyle. From local cafés and restaurants to nearby parks and green spaces, there is a strong sense of ease to everyday living here. Whether it's a relaxed weekend walk or a last-minute dinner plan, everything feels close, convenient and well-connected, making this a highly desirable place to call home.



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