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Hill Crescent, Bathgate, EH48 4JW

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Hill Crescent, Bathgate



Bright and deceptively spacious, this two-bedroom mid-terrace home in Bathgate is sure to appeal to a wide range of buyers.

The ground floor offers a generous, light-filled living room alongside a well-appointed kitchen with direct access to the rear garden. Upstairs, two comfortable carpeted double bedrooms are complemented by a stylish modern shower room.

Externally, the property enjoys neat gardens to the front and rear, with on-street parking available. Conveniently positioned minutes from local schooling, amenities and excellent transport links, it represents an excellent opportunity for first-time buyers, couples or investors.

What's special about this house

- Well-presented, bright and deceptively spacious two-bedroom mid-terrace Bathgate home perfect for first-time buyers, couples or investors.
- Light-filled and generously proportioned living room adorned with wood-inspired flooring and a neutral colour palette. With a large picture window overlooking the front garden, it exudes a warm and welcoming ambience.
- Kitchen overlooking the rear garden and offering access. Shaker-style wall and floor units are complemented by quartz-effect worktops and a tiled splashback. There is ample room for freestanding appliances and a useful built-in cupboard.
- Carpeted principal double bedroom boasting an abundance of natural light and bespoke built-in cabinetry.
- Modern shower room comprising a WC and washbasin built into vanity.
- Neat front and rear gardens mainly comprising of a lawn and with a useful shed.
- Ample on-street parking.

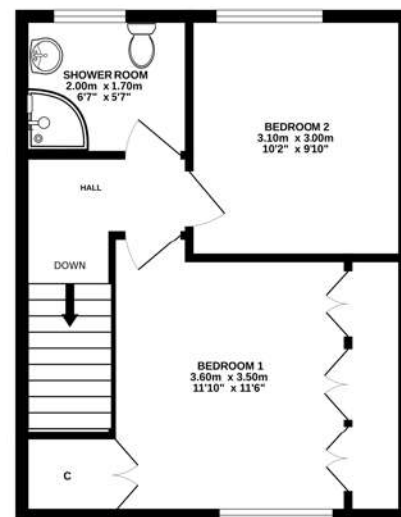
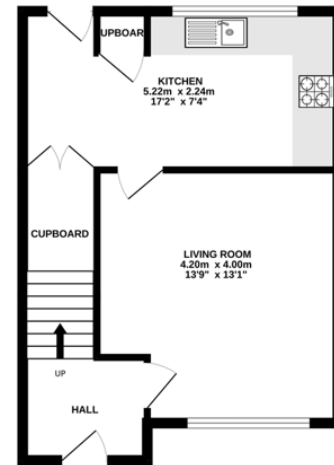


Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy
- Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (21 miles) and Glasgow (28 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 13 miles from the property
- Scenic green spaces nearby include Blawhorn Moss National Nature Reserve and Polkemmet and Beecraigs Country Parks
- Close to recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway

"Deceptively spacious and beautifully presented, this two-bedroom home in Bathgate offers modern comfort, generous living, and superb convenience for first-time buyers, couples, or investors."

Home Report valuation	£145,000
Internal floor area	75m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	B
EPC Rating	C
Train station	Bathgate Railway Station



Dimensions Ground Floor

Living Room	4.20 x 4.00m
Kitchen	5.22 x 2.24m

First Floor

Bedroom 1	3.60 x 3.50m
Bedroom 2	3.10 x 2.00m
Shower Room	2.00 x 1.70m

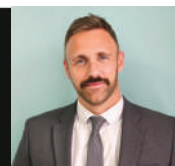
Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, washing machine, fridge, freezer and garden hut are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Steven Irvine
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.