



77 Whitelaw Drive, Bathgate

Offers Over £120,000



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Nestled within a popular and well established residential development in Bathgate, this beautifully presented two bedroom home offers a stylish, modern interior, generous storage throughout and a thoughtfully designed split level layout that creates a fantastic sense of space. Finished in crisp neutral tones with contemporary grey flooring, the property is ready for its next owners to move straight in and enjoy. As you step through the front door, you're welcomed into the central landing, where you're immediately struck by the bright, modern feel of the home. Fresh white décor, contemporary grey flooring and an abundance of natural light create a warm first impression. Patio doors open directly onto the south facing rear garden, allowing sunlight to flood this level while creating a seamless connection between the indoor and outdoor spaces. This area also provides the perfect spot for everyday practicality, with ample room for a coat stand, shoe storage or additional hallway furniture.

Stepping up to the upper level, you'll find the kitchen positioned to one side of the home. Offering an excellent range of wall and base cabinetry, generous worktop space and a fantastic walk in storage cupboard, the kitchen has been thoughtfully designed to maximise both storage and functionality while maintaining its clean, contemporary finish.

Across the landing, the spacious lounge continues the modern theme with bright neutral décor and dual-aspect windows that allow natural light to pour in from both sides of the room, creating an exceptionally bright and inviting living space. Just beyond, a subtly raised level provides a versatile additional area, currently home to a full size pool table. Whether utilised as a formal dining area, children's play space, home office or an impressive entertaining area, this flexible room adapts effortlessly to suit a variety of lifestyles.



Returning to the central landing and descending to the lower level, you'll find the sleeping accommodation. Bedroom One is a generous double room, comfortably accommodating a double bed alongside a range of additional bedroom furniture while maintaining a spacious feel.

Positioned opposite, Bedroom Two is currently utilised as a stylish dressing room, showcasing the flexibility of the space. Equally, it would make an excellent second double bedroom, guest room or home office depending on your individual requirements.

Completing the accommodation is the contemporary family shower room, fitted with a large double shower enclosure and finished with sleek white wet wall panelling, creating a fresh, modern space that's both practical and easy to maintain. Directly opposite, a generous understair storage cupboard provides invaluable additional storage, further enhancing the home's practicality.

Externally, the south facing rear garden is a real highlight. Designed to make the most of the sun throughout the day, it offers a wonderful outdoor retreat with a decked seating area that's ideal for relaxing, entertaining family and friends or enjoying outdoor dining during the warmer months. The garden has been well maintained and provides an attractive extension of the living space. Residents and visitors also benefit from convenient residential parking within the development.

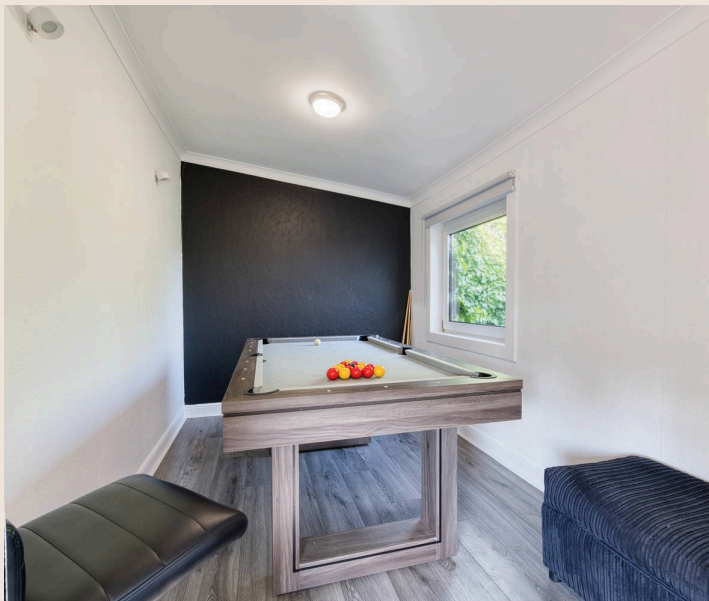
Location wise, Whitelaw Drive couldn't be better suited. You're within walking distance of Bathgate Academy, Boghall Butchers, and Boghall Play Park, while Bathgate Train Station provides quick and easy links to both Edinburgh and Glasgow. Everyday amenities are close by, including a Tesco Superstore, local cafés, shops and the M8 motorway is just a short drive away, making commuting effortless.

For families, the property is well served by highly regarded local schooling, including Boghall Primary School, while secondary education is available nearby at Bathgate Academy.

Offering modern interiors, flexible living accommodation, superb storage, a sun soaked south facing garden and an outstanding location, Whitelaw Drive represents a fantastic opportunity to secure a stylish home in one of Bathgate's most convenient residential settings.

Home Report Value- £125,000 EPC - D

Council Tax Band - A Square Ft- 753/ 70m2

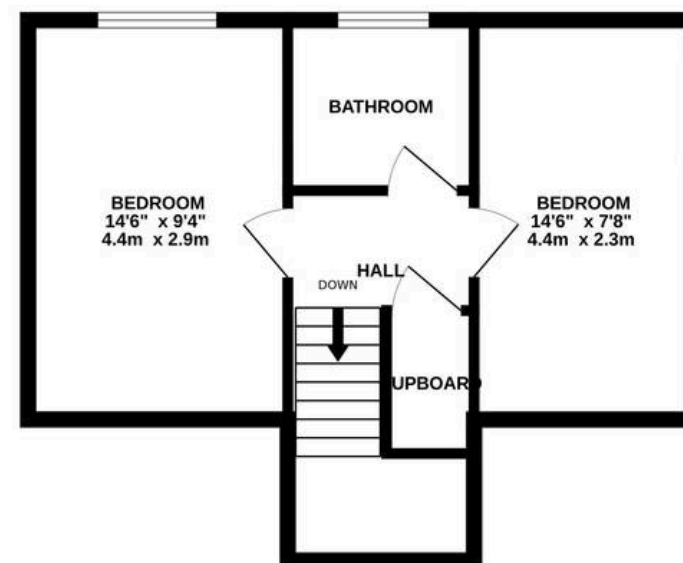




GROUND FLOOR



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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