



162 South Mid Street, EH48 1DY

Bathgate -



HOMETOWN  
ESTATE AGENTS







Dating back to circa 1900, this exceptional two-bedroom maisonette effortlessly blends the character and elegance of a period home with sleek, contemporary interiors. Arranged over two spacious levels, this move-in-ready property enjoys a prime central Bathgate location, placing an excellent selection of cafes, restaurants, shops and everyday amenities quite literally on your doorstep, while Bathgate Train Station is just a short walk away, making it an ideal choice for commuters travelling to both Edinburgh and Glasgow.

From the moment you step through the front door, it's clear this is a home that has been thoughtfully designed with both style and practicality in mind. The welcoming entrance hallway creates an impressive first impression, with mirrored finishes enhancing the sense of space and light before leading you into the heart of the home.

The stunning kitchen is undoubtedly one of the property's standout features. Beautifully designed with sleek white high-gloss base and wall units, it is perfectly complemented by a striking dark green feature wall, creating a space that feels both modern and full of personality. Integrated appliances, including an oven, hob, microwave, fridge and freezer, ensure a streamlined finish, while the breakfast bar provides the perfect place to enjoy your morning coffee, catch up over dinner or entertain family and friends. Ambient lighting, ceiling spotlights and a window combine to create a bright and inviting atmosphere, making this much more than simply a place to cook. Hardwood flooring flows seamlessly throughout most of the ground floor, adding warmth and continuity as you move through the home.

The lounge is equally impressive, where the wonderful proportions of this period property are immediately evident. High ceilings create a fantastic sense of space, while the neutral decor is enhanced by a bold dark green feature wall, resulting in a room that feels stylish, sophisticated and wonderfully relaxing. Natural light pours in through the front-facing window, making this the perfect place to unwind after a busy day or enjoy cosy evenings with friends and family.

Also located on the ground floor is a useful storage cupboard, neatly housing the boiler and washing machine while providing valuable additional storage space.

Completing the lower level is the contemporary shower room, beautifully finished with a crisp white three-piece suite comprising a WC, wash hand basin with vanity storage below and a generous shower enclosure fitted with a luxurious rainfall shower. Stylish wet wall panelling gives the room a sleek, modern finish while ensuring everyday practicality.

A carpeted staircase leads to the upper landing, where the home's two generous bedrooms can be found. A further handy storage cupboard is located on the landing, providing excellent additional space for clothes, linen, household essentials or everyday items, helping to keep the home neat and organised.

Bedroom One is a spacious and peaceful retreat, decorated in fresh neutral tones with ample room for free-standing bedroom furniture, creating a comfortable space to relax and recharge at the end of the day. Bedroom Two, positioned to the rear of the property, is another excellent-sized bedroom, offering flexibility for guests, family members, a home office or hobby room depending on your individual lifestyle.

Throughout the property, modern comforts sit effortlessly alongside the home's original character. Gas central heating and double glazing ensure year-round comfort and energy efficiency, while built-in ceiling speakers in both the kitchen and lounge allow you to enjoy your favourite playlists as you cook, entertain or simply relax, adding another touch of luxury to everyday living.

Externally, residents can enjoy access to a communal rear garden, providing a pleasant outdoor space to sit and enjoy some fresh air during the warmer months.

Living here is as much about the lifestyle as it is about the home itself. Imagine starting your morning with a coffee at the breakfast bar before strolling to the train station for an easy commute into Edinburgh or Glasgow. Spend weekends exploring Bathgate's independent cafes, restaurants and local shops, meet friends for lunch just moments from your doorstep or enjoy evening walks through nearby parks before returning home to your beautifully styled retreat. With everything you need within walking distance, this location perfectly balances convenience with community living.

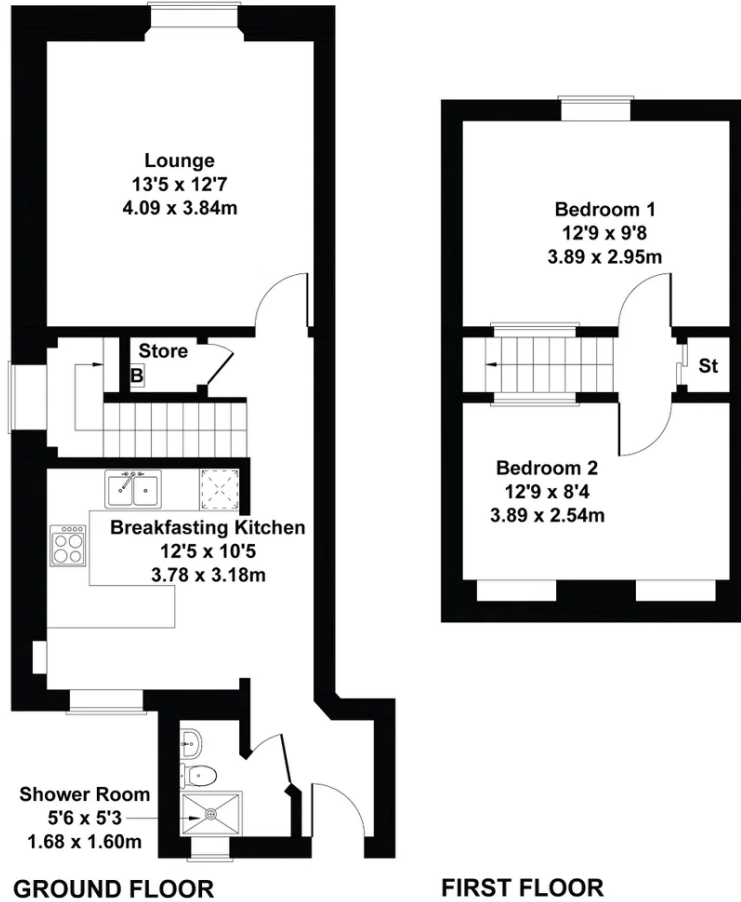
Bathgate continues to be one of West Lothian's most sought-after towns, offering an excellent range of amenities including supermarkets, boutique shops, cafes, restaurants, leisure facilities, schooling and healthcare services. The town enjoys superb transport links via Bathgate Train Station, providing regular services to both Edinburgh and Glasgow, while nearby access to the M8 motorway makes travelling across the central belt straightforward. Surrounded by scenic countryside yet offering all the convenience of a thriving town centre, Bathgate remains a popular choice for professionals, first-time buyers and those looking for an easy, well-connected lifestyle.

Beautifully presented throughout, full of character and enhanced by stylish contemporary finishes, this exceptional maisonette offers a rare opportunity to own a home where period charm meets modern living in one of Bathgate's most desirable central locations.

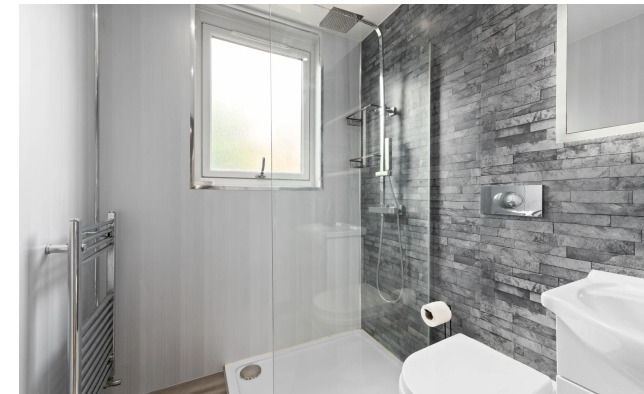


# 162 South Mid Street, Bathgate

Approximate Gross Internal Area  
724 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

