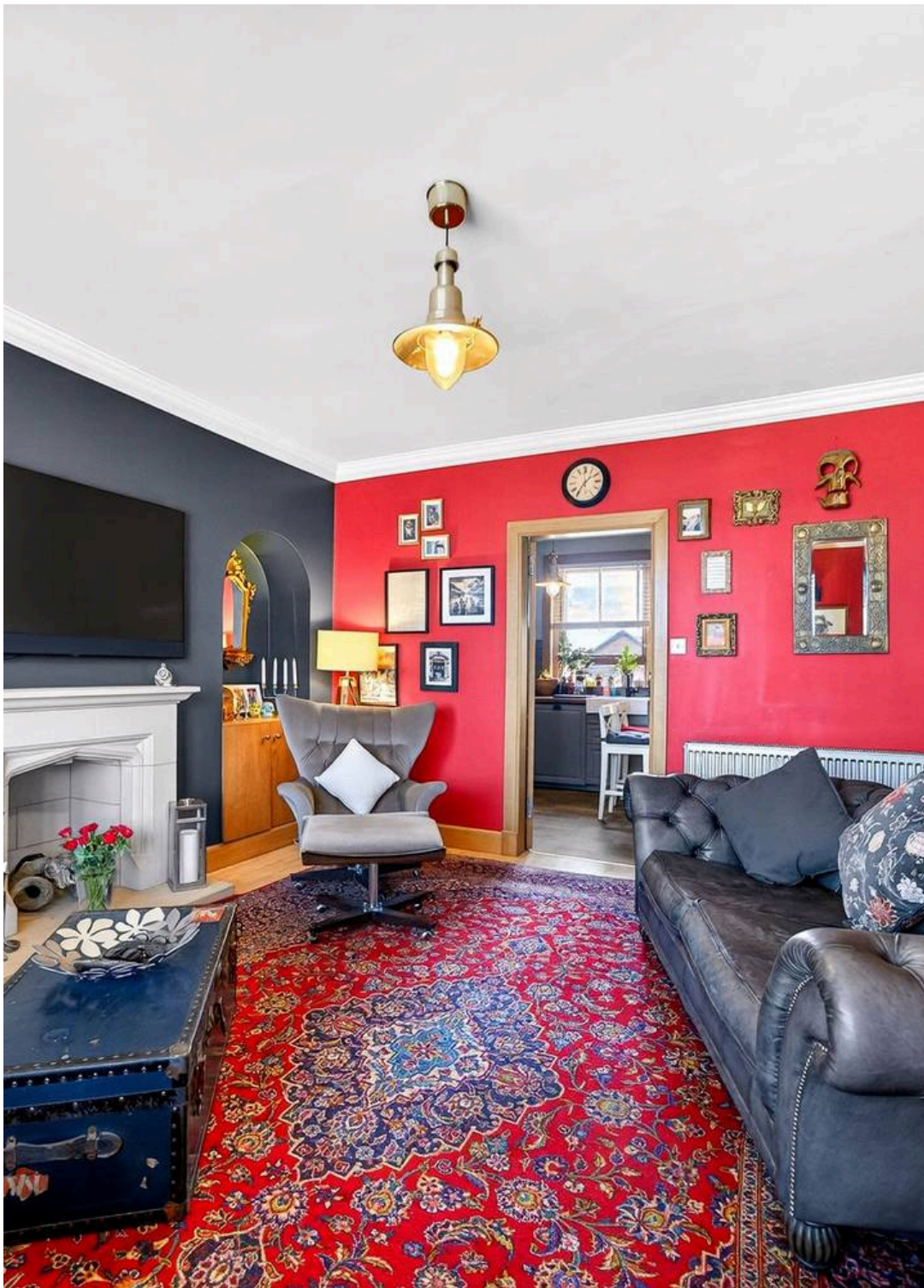




41 Race Road, Bathgate



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptional and immaculately presented 3-bedroom, plus study end-terrace residence, perfectly positioned in the heart of Race Road, Bathgate. The home showcases truly bespoke interiors, meticulously designed to an outstanding, high-end specification. Offering a flexible floorplan, a chef's kitchen, elegant sleeping quarters, and the most remarkable outdoor and garden spaces, this is a property of rare quality. From the moment you step inside, you are unmistakably welcomed home.

On the lower level, the formal lounge is positioned to the front of the property, showcasing exquisite high-end finishes and refined décor, complete with an ornately designed fireplace, sumptuous flooring, and a versatile layout. Adjacent, and spanning the full width of the home, lies a gourmet kitchen that enjoys a tranquil outlook over the rear garden, bathed in afternoon sunlight. It features an extensive range of base and wall-mounted units with contrasting worktop design, complemented by a stylish breakfast bar - perfect for both relaxed midweek mornings and informal family evenings.

The upper floor hosts three beautifully appointed bedrooms, a refined study, and a luxurious four-piece family bathroom. Each bedroom is generously proportioned, styled in elegant tones with striking accents of colour and character, while contrasting flooring enhances the sense of sophistication throughout. The layout offers excellent versatility, with three spacious doubles and a study that can easily adapt to a variety of buyer needs. Completing this level is a superb family bathroom - bright, contemporary, and impeccably finished, featuring both a separate shower and a bath.

Externally, the property boasts exceptional gardens to the front and rear. The front features a generous, neatly turfed lawn alongside an impressive multi-car driveway, offering access to the rear and vennel area. To the rear lies something truly special - an expansive lawn framed by mature planting, elegant patio areas designed for relaxation, and a detached double-length garage, perfect for motoring enthusiasts. Tucked away with a sense of privacy, a bespoke outbuilding completes the space, currently styled as a chic bar.







REMAX SELECT – *By Niall McCabe*

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