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Bridgend Park, Bathgate, EH48 2AD

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Bridgend Park, Bathgate



Situated within a peaceful cul-de-sac in the heart of Bathgate, this stunning four-bedroom detached villa offers beautifully presented accommodation, ideal for modern family living. Extensively upgraded in recent years, the property is presented in true move-in condition and enjoys well-maintained gardens and a bespoke garden room.

The welcoming entrance hallway leads to a generously proportioned lounge with an attractive box bay window, while to the rear, the impressive open-plan dining kitchen forms the heart of the home. This beautifully updated space features quartz worktops, ample room for dining and French doors opening directly onto the garden. Oak hardwood flooring adds warmth throughout the ground floor, which also benefits from a convenient WC.

Upstairs, there are four bedrooms, including a principal bedroom with modern en-suite shower room, together with a stylish family bathroom. The fourth bedroom offers excellent flexibility for use as a home office, nursery or additional bedroom.

Externally, the property enjoys attractive, low-maintenance gardens with two separate seating areas, perfect for relaxing and entertaining. A particular highlight is the bespoke garden room, complete with additional insulation, Wi-Fi, heating and opening roof lights, providing a fantastic space for working from home, hobbies or family recreation.

What's special about this house

- Situated in a peaceful cul-de-sac within a popular development in Bathgate, providing an ideal setting for family living.
- Stunning four-bedroom detached villa, extensively upgraded in recent years and presented in true move-in condition, offering spacious and flexible family accommodation.
- Impressive open-plan dining kitchen, featuring quartz worktops, quality finishes and French doors opening directly onto the rear garden.
- Generously proportioned lounge with an attractive box bay window, creating a bright and welcoming space to relax and unwind.
- Four bedrooms, including a principal bedroom with a modern en-suite shower room, complemented by a stylish family bathroom and convenient downstairs WC, all updated in 2025.
- Bespoke garden room, thoughtfully designed for year-round use with additional insulation, Wi-Fi, remotely controlled heating and opening roof lights, offering excellent versatility.
- Beautifully maintained, low-maintenance gardens featuring high-quality artificial grass and two separate seating areas, including a sunny spot ideal for outdoor entertaining.
- Double driveway and integral garage offering convenient off-street parking and additional storage.



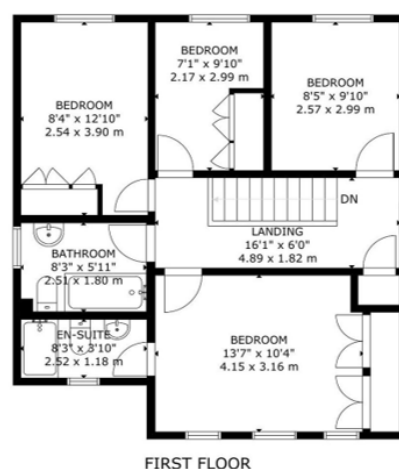
Location and Amenities

- Bathgate town centre is within easy reach, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to 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 or a 25-minute walk.
- Edinburgh International Airport is just 13 miles away from the property.
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks.
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Deer Park Golf and Country Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).

Extras

All blinds and all curtains are included, together with the integrated oven/hob, dishwasher, washing machine, fridge/freezer and microwave. Powered and heated garden room also included.

Home Report valuation	£330,000
Total floor area	140m ²
School catchment	Windyknowe Primary School Armada Academy
Council tax band	Band F
EPC rating	Band C
Train station	Bathgate



Dimensions

Ground Floor

Lounge	3.56 x 4.77m
Dining Kitchen	7.42 x 2.93m
WC	1.55 x 1.09m
Garage	2.32 x 4.96m
Garden Room	4.33 x 4.37m

First Floor

Bedroom	4.15 x 3.16m
En-suite	2.52 x 1.18m
Bedroom	2.54 x 3.90m
Bedroom	2.57 x 2.99m
Bedroom	2.17 x 2.99m
Bathroom	2.51 x 1.80m

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



Ava Steele
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.