



129 Mill Road, Bathgate

Offers Over £350,000



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With nearly 100 years of history, this fantastic four bedroom detached cottage is filled with character and everything that modern family life could ask for. Set within a substantial plot, Mill Road perfectly blends the charm and personality of a traditional home with the practicality and comfort expected by today's buyers. Lovingly maintained throughout, the property immediately impresses with its immaculate presentation, beautifully kept front lawn, generous wraparound gardens and a detached single garage with an single car driveway providing excellent off street parking.

Stepping inside, you are instantly welcomed by the home's impressive high ceilings and bright, airy feel. To the right hand side of the entrance hall lies the inviting lounge, where a large front facing window floods the room with natural light. Finished in tasteful neutral décor, this spacious reception room offers plenty of flexibility for a variety of furniture layouts, creating the perfect setting to relax with family or entertain guests.

Flowing seamlessly from the lounge, the formal dining room provides an excellent space for hosting friends and family. Continuing the neutral colour palette and attractive wooden flooring, this room comfortably accommodates a large dining table while maintaining a warm and welcoming atmosphere.

Positioned to the rear of the property, the modern kitchen has been thoughtfully designed with an excellent range of crisp white cabinetry, beautifully contrasted by wood effect worktops. Offering generous storage and workspace, it is both stylish and practical, while also providing direct access to the rear garden, making indoor outdoor living effortless during the warmer months.

Returning to the dining room and taking the adjoining hallway, you will find one of the property's generous double bedrooms along with the family bathroom.



The bathroom is beautifully presented with a contemporary four piece white suite incorporating an integrated vanity unit and WC, alongside a separate bath and shower, all complemented by modern grey effect wall finishes to create a clean, stylish space.

The contemporary family bathroom has been finished to an exceptional standard, featuring stylish wet wall panelling, a sleek three piece suite comprising a bathtub, wash hand basin and WC, alongside a separate walk in shower enclosure.

Completing the ground floor accommodation is a separate WC, finished in clean neutral tones and comprising a modern two piece suite with wash hand basin and WC.

Ascending to the upper floor, you'll discover two further generously sized double bedrooms. Both offer excellent versatility for growing families, guest accommodation or home working. One comfortably accommodates a full range of bedroom furniture, while the other benefits from built-in wardrobes, providing fantastic storage without compromising on space.

Externally, the home truly comes into its own. Occupying a substantial wraparound plot, the gardens provide plenty of outdoor space for children to play, summer entertaining or simply enjoying the peaceful surroundings. The detached double garage offers exceptional storage or workshop potential, while the generous driveway provides ample parking for multiple vehicles.

Situated in a highly desirable area of Bathgate, Mill Road enjoys the perfect balance of peaceful residential living while remaining within easy reach of local shops, reputable schools such as Windyknowe Primary and St Mary's Primary, cafés and everyday amenities. Bathgate's excellent transport links, including rail connections to both Edinburgh and Glasgow and convenient access to the M8 motorway, make this an ideal location for commuters while still offering a wonderful family lifestyle.

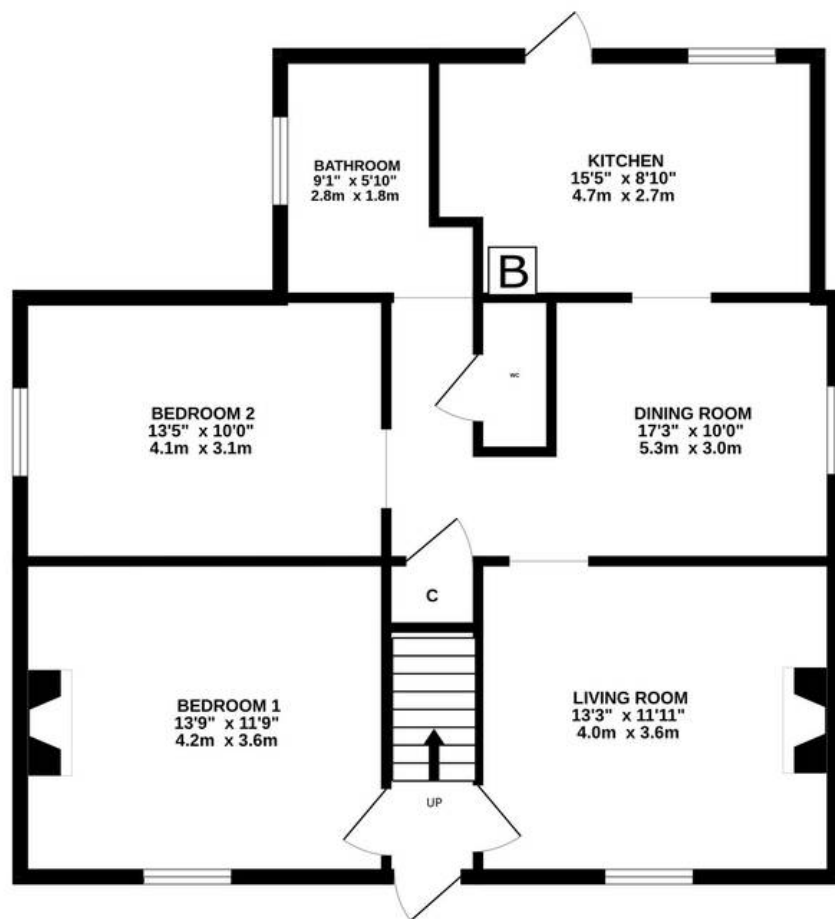
Combining timeless character, spacious accommodation, generous gardens and modern practicality, this outstanding detached cottage presents a rare opportunity to secure a truly special family home in one of Bathgate's most sought after locations.

Home Report Value- £360,000 Square Ft- 1539/ 143m2

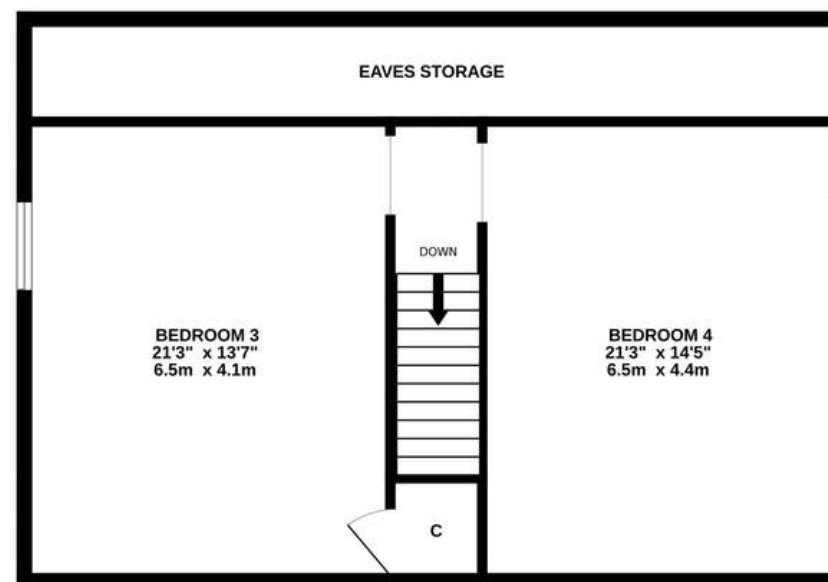




GROUND FLOOR



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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