

63 Napier Avenue, EH48 1DF

Bathgate - Offers Over £215,000

HOMETOWN
ESTATE AGENTS













Set within a popular residential area of Bathgate, this charming semi-detached family home enjoys a lovely position with open fields visible, creating a wonderful sense of space and openness. With local schools, amenities and transport links all within easy reach, it offers the perfect balance of peaceful surroundings and everyday convenience for family life.

Having been lovingly maintained by the same owners for over 40 years, Napier Avenue is a home that immediately gives a sense of care and comfort. Well presented throughout, this inviting property offers generous living accommodation, a practical layout and beautifully maintained gardens. Benefiting from gas central heating and double glazing, it provides a warm, comfortable and energy-efficient home, making it a wonderful opportunity for those looking for a property ready to enjoy.

From the moment you arrive, the property creates a welcoming first impression. A private driveway provides parking for several vehicles and leads to the garage, which benefits from power and lighting. The attractive front garden is beautifully maintained, with a neat lawn and an array of established plants adding colour and character.

The lounge/dining area is a bright and welcoming space, offering the perfect place to relax and unwind. Dual aspect windows allow natural light to flood the room, while a pretty feature wallpapered wall adds character and warmth. The generous layout provides plenty of space for both relaxing and dining, with the dining area benefiting from a wide feature opening through to the kitchen. This thoughtful design creates a wonderful connection between the main living spaces, making it an ideal setting for both everyday living and entertaining

The kitchen offers an excellent range of fitted base and wall units, complemented by worktops and a matching splashback, along with an integrated oven, hob and extractor hood. There is space for a free-standing fridge/freezer and washing machine, with these appliances remaining as part of the sale (with no warranty). A useful storage cupboard helps keep everyday items neatly tucked away, while a door provides access to the rear garden, creating a lovely opportunity for al fresco dining and enjoying the outdoor space during warmer months.

Upstairs, three well-proportioned bedrooms provide excellent flexibility, all benefiting from fitted storage and carpeting, with a useful store cupboard on the landing adding further practicality.

The principal bedroom enjoys a front-facing position, with lovely views towards the surrounding fields, built-in wardrobes and a neutral decor scheme creating a calm and comfortable retreat. Bedroom two overlooks the rear garden and offers excellent versatility, with built-in storage, space for additional free-standing furniture and a stylish feature wall adding personality. Bedroom three is a generous single room, again benefiting from built-in storage and a neutral finish.

The family bathroom completes the accommodation, featuring a white suite comprising WC, wash hand basin and bath with shower over. Finished with tiled walls, a window allowing natural light and a striking feature wallpaper wall, it is both practical and stylish.

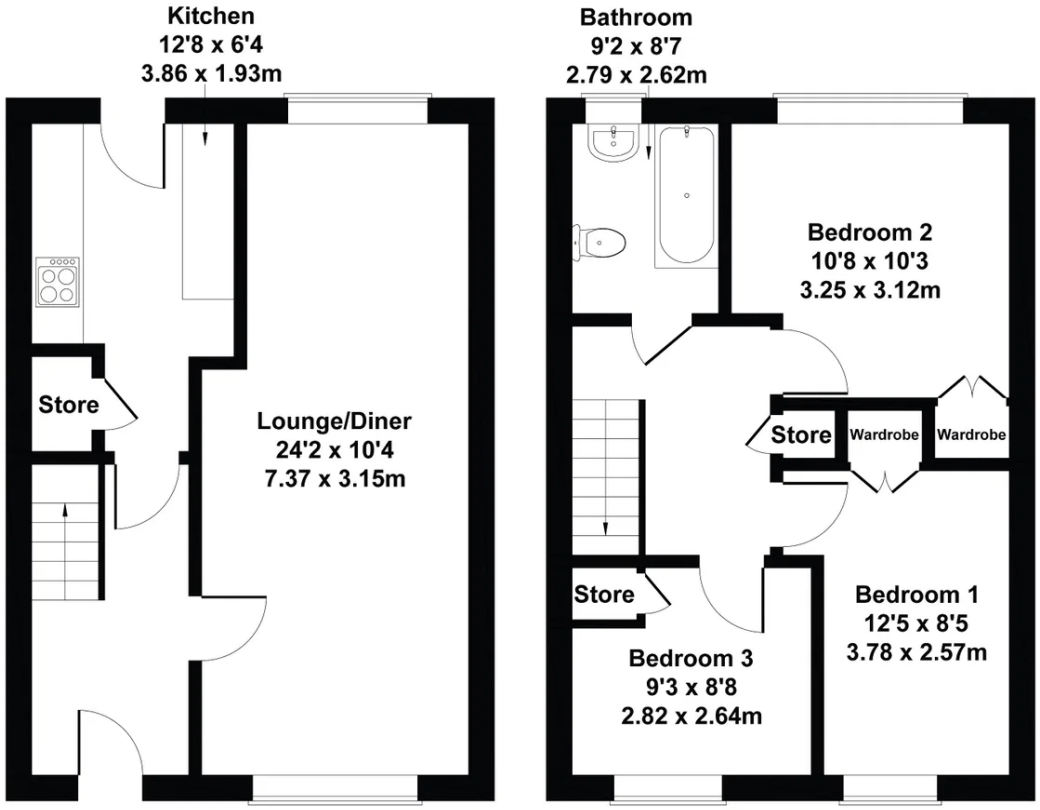
Outside, the rear garden provides a private and peaceful outdoor space, thoughtfully designed with a raised decked area, raised beds filled with established planting and space to enjoy outdoor dining, morning coffee or relaxing summer evenings. A door provides access to the garage, which offers excellent additional storage with shelving, power and lighting.

A wonderful opportunity to acquire a well-cared-for family home in a sought-after Bathgate location. Napier Avenue offers space, flexibility and a setting that combines convenience with a lovely feeling of openness.

Extras: Floor coverings, blinds, curtains (except the lounge & dining room), light fittings, white goods (no warranty) and shelving in the garage. Some furniture may be available by separate negotiation.

63 Napier Avenue, Bathgate

Approximate Gross Internal Area
851 sq ft - 79 sq m



FIRST FLOOR SECOND FLOOR

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.

HOMETOWN
ESTATE AGENTS