



CastleBrae  
SALES & LETTING

17 TOLLBRAES ROAD, BATHGATE, EH48 2SH  
OFFERS OVER £210,000





## FULL DESCRIPTION

CastleBrae are delighted to present this three-bedroom end-terrace home, located at 17 Tollbraes Road in the highly sought-after Wester Inches area of Bathgate.

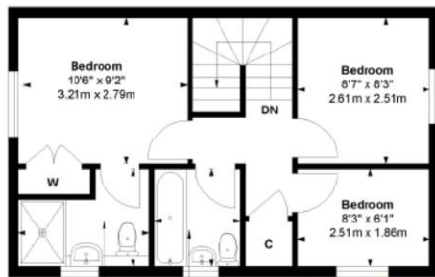
This stylish property has been recently renovated throughout, offering fresh, modern interiors including brand new carpeting to the stairs, making it an ideal turnkey home for a range of buyers. With no onward chain, the purchase process can be smooth and straightforward.

The ground floor features a bright and welcoming living room, complete with patio doors that open directly onto the enclosed, low-maintenance rear garden-perfect for relaxing or entertaining. A well-appointed fitted kitchen provides ample storage and workspace with space for dining, while a convenient downstairs WC adds to the practicality of the home. Upstairs, the property boasts three bedrooms, including a spacious main bedroom with its own en-suite shower room. The main bathroom is finished with tiling and wet wall and has a shower over the bath. The additional bedrooms offer flexibility and can be utilised as children's rooms, a nursery, or a home office to suit modern lifestyles.

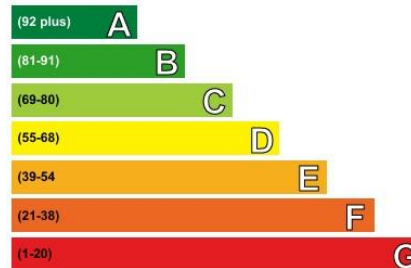
Externally, the property benefits from off-street parking and a detached garage, offering excellent storage or workshop potential. The private rear garden is fully enclosed, making it ideal for families or pets.

Situated in a popular residential area, the property is within easy reach of well-regarded schools, local supermarkets, scenic woodland walks, and leisure amenities including a nearby golf club. Bathgate town centre and the train station are also close by, providing excellent transport links for commuters.

This is a fantastic opportunity to acquire a move-in-ready home in a prime location - early viewing is highly recommended.



Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 76      | 81        |

Not energy efficient - higher running costs