



5 Burnside Road, Bathgate

Offers Over £390,000

5 Burnside Road

Bathgate

Set on an exceptionally generous and highly impressive plot, this magnificent three/ four bedroom bungalow on Burnside Road in Bathgate immediately stands out for the sheer scale of its surroundings offering a rare sense of space, privacy and potential both inside and out.

Upon entering the property, you are welcomed into a spacious hallway, accessed via double doors that open into an inviting and expansive entrance space. Fresh, neutral toned carpets flow underfoot, enhancing the sense of light and openness while setting the tone for the beautifully presented home beyond. The scale of this initial space immediately hints at the proportions carried throughout.

The true centrepiece of this home is the remarkable open plan lounge an outstanding living area that delivers both in size and versatility. This is a genuinely substantial space, capable of accommodating multiple sofas, a wide range of freestanding furniture and a variety of layout configurations to suit any lifestyle. Whether arranged as a relaxed family hub, a formal entertaining space or a combination of both, the room offers exceptional flexibility. There is ample room to incorporate a dining area within the space, allowing for seamless open plan living and dining. The neutral décor provides a blank canvas, ready for personalisation, while the scale of the room ensures it never feels compromised, regardless of how it is arranged.

The flexible dining space/ 4th bedroom is engulfed with natural light flooding the space through patio doors that open directly onto the rear garden, enhancing the sense of openness and connection to the impressive outdoors. The south facing aspect ensures the room is bathed in sunlight throughout the day, while also offering pleasant views across the rear garden.

This is a truly impressive living space one that not only showcases the size and flexibility of the home but also presents a rare opportunity to create a layout tailored entirely to individual taste and lifestyle the space can comfortably accommodate a large dining space and up to 8 guests making it ideal for hosting.

The recently upgraded kitchen is a truly exceptional space, finished to a remarkably high standard with a sleek, contemporary design that immediately impresses. Thoughtfully laid out, it offers phenomenal worktop space on both sides, creating a highly practical and efficient environment for cooking, preparation and everyday living. Visually, the space is striking.



Oak style worktops pair beautifully with the dark, modern units, while partially tiled dark and black splashbacks create a bold and sophisticated contrast. The dark oak style flooring flows effortlessly throughout, complementing the crisp white walls and enhancing the overall sense of quality.

Storage is in abundance, with an extensive range of large cupboards and units ensuring everything has its place. A host of integrated appliances are seamlessly incorporated, including a fridge, fridge freezer, oven and hob, alongside designated space for additional appliances such as a dishwasher and washing machine making this a kitchen that is as functional as it is stylish. To the rear, the kitchen is further enhanced by a highly practical utility area, offering additional space for freestanding appliances along with further storage options. This flexible area is ideal for modern living, helping to keep the main kitchen space streamlined and clutter free. Just off the utility, there is a newly upgraded WC, complete with a walk-in shower. Finished in a neutral style, this space is fresh and functional, while also offering an excellent opportunity for the new owner to add their own cosmetic touches if desired.

The well proportioned family bathroom has been recently upgraded in a clean, contemporary style, offering both practicality and a sense of modern comfort. The space is centred around a sleek walk in shower enclosure, complete with a glass screen and a stylish rainfall shower head, complemented by an additional handheld attachment for everyday convenience. A striking contrast is created through the use of dark feature tiling within the shower area, set against crisp white wall tiles that enhance the brightness of the room. The neutral palette keeps the space feeling fresh and versatile, allowing it to suit a wide range of tastes. A chrome heated towel rail adds both a practical and polished touch, contributing to the overall modern finish. Well proportioned and thoughtfully designed, this bathroom offers a perfect blend of style and functionality, with scope for personal touches if desired.

The property further benefits from three generously proportioned double bedrooms, each thoughtfully designed with integrated wardrobes to maximise storage while still allowing ample space for additional freestanding furniture. All rooms are presented as a blank canvas, offering excellent scope for cosmetic personalisation to suit individual taste and style.



The principal bedroom is particularly impressive in scale, comfortably accommodating a king size bed with ease while still providing flexibility in layout for further furnishings. This well balanced space is enhanced by a recently upgraded, expansive three piece en suite. Finished with a striking combination of black and beige tiling, the en suite features a contemporary double rainfall shower, creating a luxurious and modern feel. The generous proportions of this space further elevate the overall appeal of the principal bedroom, delivering both comfort and a sense of refinement.

Externally, the property boasts an exceptionally large, south facing garden plot an outstanding feature that offers truly endless possibilities. The sheer scale of the grounds provides a rare opportunity for landscaping, outdoor entertaining or potential future development making it ideal for a wide range of buyers. The garden is predominantly laid to lawn, creating a vast, open and highly usable space, complemented by patio areas and pathways. Its south facing aspect ensures sunlight throughout the full day, enhancing its appeal as a relaxing outdoor setting. Practicality is equally impressive, with two separate driveways one wrapping around the home offering extensive off street parking and easy access. A substantial workshop/shed and a fully powered double garage further add to the flexibility of the immense space. Backing onto a peaceful burn, the garden enjoys a tranquil and private backdrop, completing what is a rarely available plot of this size and potential.

Situated on the desirable centrally located Burnside Road in Bathgate, this fully upgraded, move in ready home offers a rare combination of modern living and exceptional outdoor space. Set on a substantial plot, the property delivers both immediate comfort and long term potential, making it an ideal purchase for a wide range of buyers. With its generous proportions, high quality upgrades throughout and expansive grounds, this is a unique opportunity to secure a standout home in a sought after location.

Home Report Value- £400,000

EPC - C

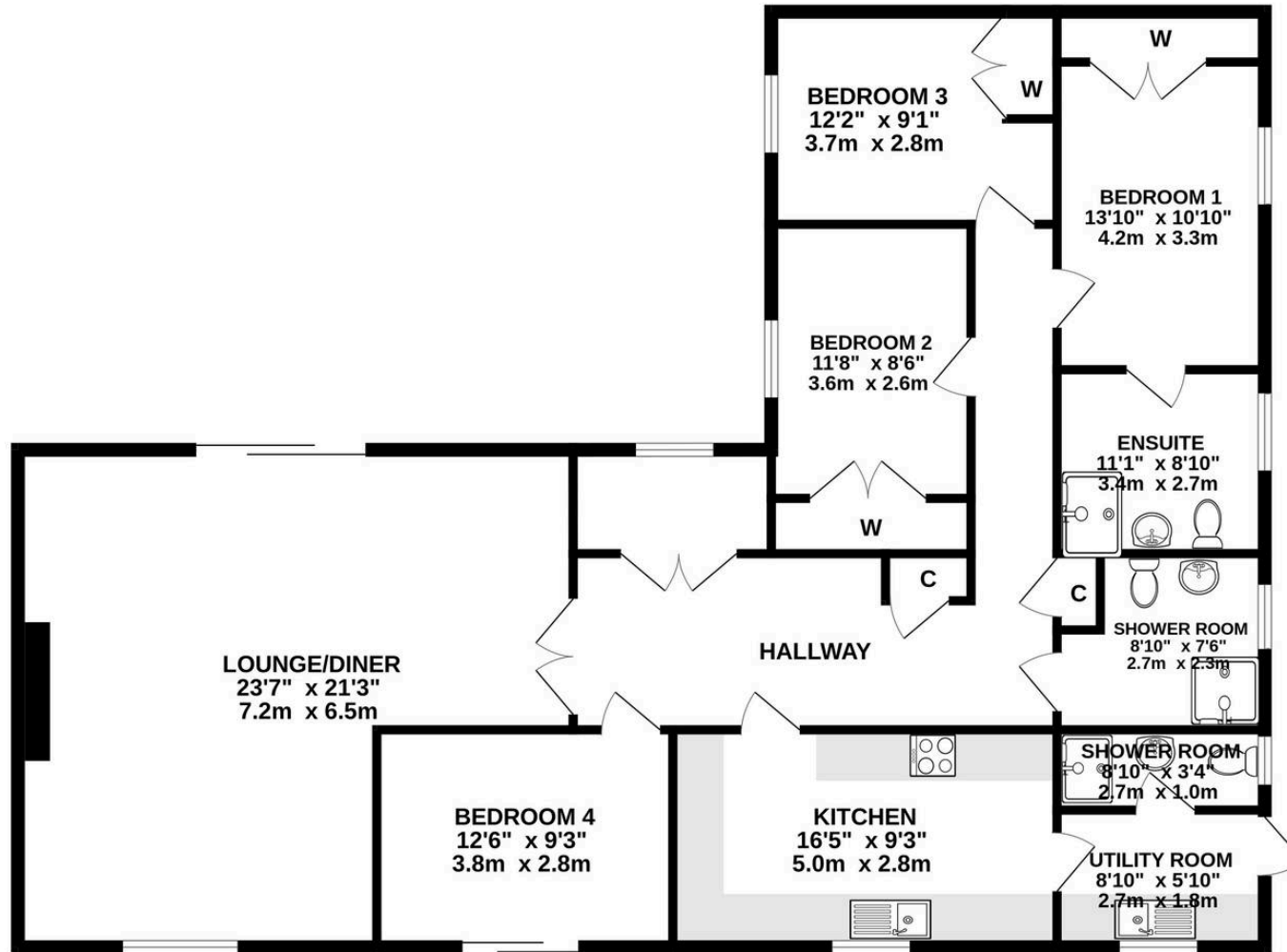
Council Tax Band - F

Square Ft- 1593/ 148m2





GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

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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