



23 Napier Avenue, Bathgate



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NIAL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this elegant and rarely available 3-bedroom, 2-reception detached chalet-style villa, ideally positioned on prestigious Napier Avenue in Bathgate. Set within a highly sought-after residential enclave just moments from the town centre, this is an exceptional location. The property has remained within the same family for decades and has been cherished throughout, now offering a wonderful opportunity for its next discerning owner.

On the main level, the property offers two generous reception rooms, a well-proportioned kitchen, and the third bedroom. The lounge is dual aspect, enjoying outlooks to the front and side, creating a peaceful and tranquil setting. It also provides an inviting space to unwind in front of the feature fireplace. Adjacent, there is a beautiful formal dining room overlooking the rear garden, finished with central lighting and excellent proportions. The well-appointed kitchen sits nearby and benefits from an extensive range of base and wall-mounted units, integrated appliances, tiled flooring, and direct access to the rear garden. Bedroom 3 is positioned at the opposite end of the hallway and offers excellent versatility, depending on the requirements of the purchaser.

The upper floor hosts two impressively spacious double bedrooms, together with a contemporary shower room. Both bedrooms are generously proportioned, finished in neutral tones with complementary carpeting, and benefit from fitted storage alongside central lighting. Completing the upper level is a beautifully upgraded three-piece shower room, featuring a large enclosure and a striking, modern tiled design.

Externally, the property occupies an enviable central position within a beautiful, mature plot. The front garden is laid to lawn and framed by established planting and mature shrubbery, creating an elegant first impression. To the rear, there is a fully private and enclosed garden featuring a substantial lawn, patio area, useful storage shed, and access to the private garage and driveway. The outlook extends over the surrounding Bathgate town, adding a further sense of openness to this exceptional setting.







REMAX SELECT – *By Niall McCabe*

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