



23b Marjoribanks Street, Bathgate



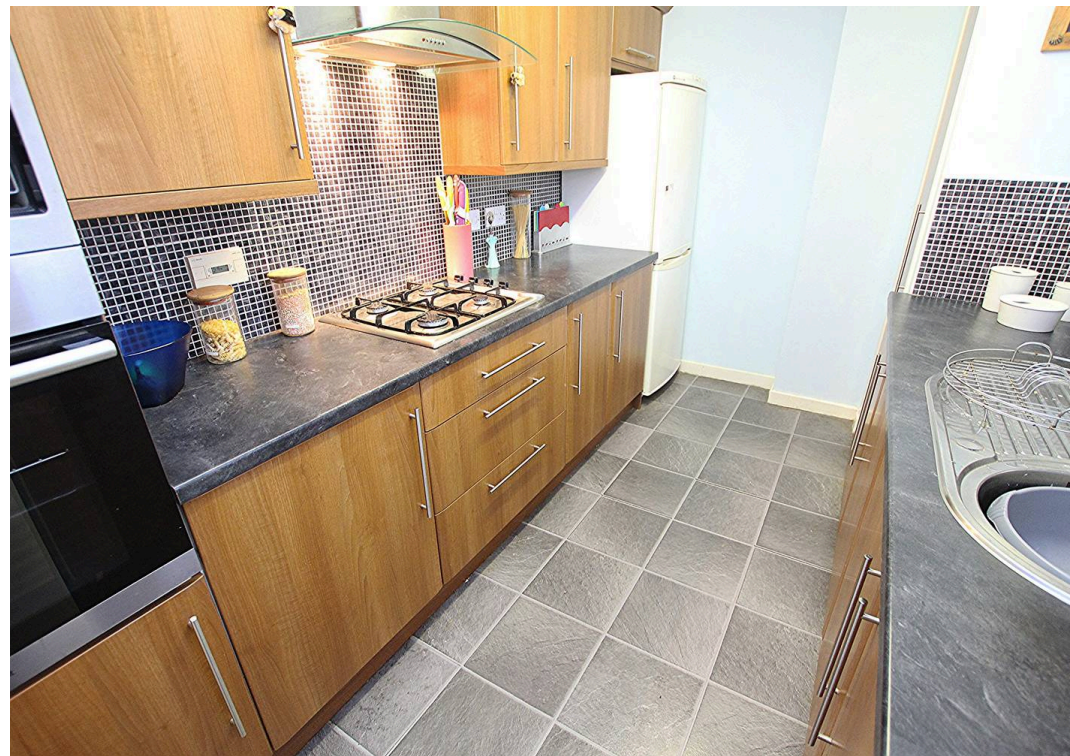
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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this rarely available two-bedroom maisonette, set on the sought-after Marjoribanks Street in Bathgate - just moments from the town centre. Showcasing sleek, contemporary styling, a well-considered layout, and stunning views across the town, this is an exceptional opportunity for a stylish first step onto the property ladder.

On the main level, a generously proportioned lounge takes centre stage, enhanced by a private balcony offering elevated views across Bathgate town centre. The space is finished in a modern style, with soft carpeting underfoot and ample room to accommodate a variety of furniture arrangements. Adjacent, a well-sized kitchen features an array of base and wall units, provision for freestanding appliances, and a front-facing window that invites in natural light.

Ascending the stairway, you arrive at the upper level, where a welcoming hallway provides access to two double bedrooms and a contemporary family bathroom. The principal bedroom enjoys open views across the town and offers generous proportions, complemented by fitted storage and plush carpeting. The second bedroom is equally well-sized and lends itself to a variety of uses. Completing the floor is a stylish family bathroom, featuring a three-piece suite and elegant caramel-toned tiling.

Bathgate is a charming town in West Lothian, ideally located between Edinburgh and Glasgow, offering excellent commuter links via road and rail. Known for its welcoming community, Bathgate combines a rich historical heritage with modern amenities, including local shops, schools, and leisure facilities. The surrounding countryside provides scenic walks and recreational opportunities, making it a popular choice for families and professionals alike.





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