



**RE/MAX** Property



71 Dalling Avenue, Bathgate, EH48 2SB



This wonderfully presented home in Bathgate is perfectly suited to first time buyers, couples, and families alike, especially those seeking flexible space for both living and working. Boasting a stylish and comfortable interior, the property also features a generous garden and a double driveway, and the added benefit of being within walking distance of local amenities. Lorna MacDonald and REMAX Property are delighted to bring this well maintained three bedroom home to the market.

Bathgate, a popular town in West Lothian, boasts excellent transport links with easy access to the M8 motorway and a well connected train station. Families are well served by reputable schools, at all levels, and nurseries, fostering a nurturing educational environment. Local amenities include a variety of shops, cafes, and parks, catering to diverse needs. Residents enjoy a range of leisure facilities, including sports centers, scenic walking trails and golf course, promoting an active lifestyle. Bathgate strikes the perfect balance between connectivity and community, making it an ideal place to call home.

### **Front Garden**

The inviting frontage boasts a well-maintained lawn, complemented by a paved pathway leading seamlessly to the front door. A mature planted bed adds character and frames the home beautifully, while two paved parking spaces sit conveniently alongside the lawn.

### **Entrance Vestibule**

The inviting vestibule is entered through a half glazed wooden door. The modern design features white painted walls, complemented by sleek wood laminate flooring, for a polished look. Finishing touches include a ceiling light, a smoke detector, power points and a radiator, creating a stylish and practical entryway.

### **Lounge**

**4.560m x 4.311m (14'11" x 14'01")**

This inviting room features magnolia painted walls that create a fresh, modern atmosphere, complemented by continued wood laminate flooring. A large front facing window floods the space with natural light, while a ceiling light ensures it remains bright and welcoming throughout the day. A generous built in cupboard offers excellent storage, and the room is completed with power points, a smoke detector, and a radiator for year round comfort.

### **Kitchen Diner**

**2.568m x 5.318m (8'05" x 17'05")**

This thoughtfully designed kitchen perfectly balances style and practicality, featuring a range of sleek wall and base units with light grey gloss frontages, complemented by a black worktop and a white tiled splashback. Soft light blue tones, a feature green wall, and coordinating black tiled flooring create a cohesive and contemporary finish.

Fully equipped for modern living, the kitchen includes an under counter oven, four ring gas hob, stainless steel extractor hood, washing machine, slimline dishwasher, and a tall fridge freezer. A stainless steel sink and half with drainer and mixer tap is ideally positioned beneath the rear-facing window.

Natural light floods the space through the rear window and french doors, while two ceiling lights provide additional illumination. There is ample room for a dedicated dining area, making it perfect for both everyday family meals and entertaining. Completing the space are power points, a radiator, and a heat detector.

### **Stairs and Landing**

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls. Finishing touches include a ceiling light, a smoke detector, power points, an attic hatch and a storage cupboard.

### **Primary Bedroom**

**3.788m x 2.947m (12'05" x 9'08")**

This charming room features white painted walls and cosy carpeted flooring. A built in wardrobe provides storage space, enhancing the room's practicality. A rear facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

### **Bedroom Two**

**2.678m x 2.947m (8'09" x 9'08")**

This great second double bedroom is tastefully finished with light blue and grey painted walls and laminate flooring, creating a warm and inviting ambiance. A front facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. There is a wardrobe with hanging and shelving storage space. The room is further equipped with power points and a radiator.

### **Bedroom Three**

**2.588m x 2.305m (8'05" x 7'06")**

This well appointed third bedroom features white painted walls and laminate to the floor, creating a comfortable ambiance. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a ceiling light, and a radiator.

### **Bathroom**

**1.700m x 2.243m (5'06" x 7'04")**

This modern family bathroom combines everyday practicality with contemporary elegance. Durable grey laminate flooring is paired with crisp white sparkle wet wall panelling, creating a fresh, low maintenance finish, while downlights enhance the bright and welcoming feel.

The suite includes a bath with an electric shower overhead, along with a sleek white gloss vanity unit incorporating an inset sink and back to wall toilet for a streamlined look. A front facing window provides natural light, while a chrome towel radiator completes the space.

### **Rear Garden**

This charming rear garden offers the perfect blend of greenery and practicality. A well kept lawn is complemented by a raised wooden deck, accessed directly from the kitchen, and a paved area, providing versatile spaces for outdoor dining, relaxing, or entertaining.

Fully enclosed for privacy and security, the garden also features a monoblock pathway leading to a side gate for easy access to the front of the property. A large storage shed, with power, adds excellent functionality. Whether unwinding in peace or hosting guests, this inviting outdoor space is a true extension of the home.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

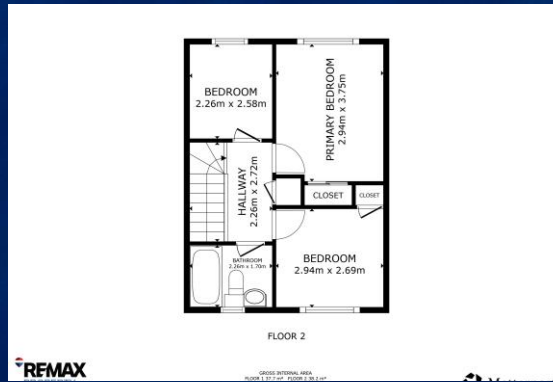
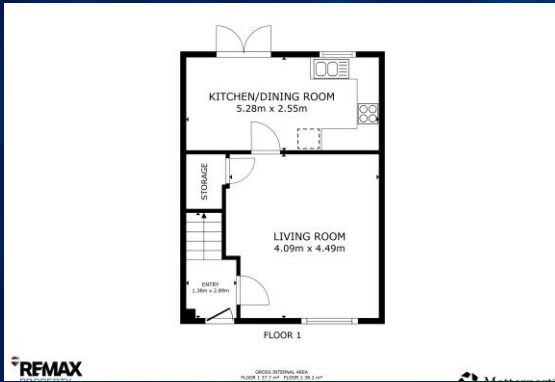
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





**RE/MAX** Property





View on REMAX  
Property Website

What's Your Property  
Worth?

Click Here to Request  
the Home



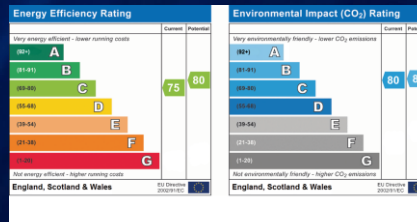
**RE/MAX**  
Property

13b Fairbairn Road, Livingston, EH54 6TS

☎ : 01506 418 555 📧 : [livingston@remax-scotland.homes](mailto:livingston@remax-scotland.homes)

[www.remax-livingston.net](http://www.remax-livingston.net)

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Lorna MacDonald  
07778547461



[lmacdonald@remax-scotland.homes](mailto:lmacdonald@remax-scotland.homes)