



78 Jardine Place, Bathgate

Offers Over £150,000



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Bathgate

Step into this beautifully presented ground floor apartment in Jardine Place, where modern styling, generous proportions and a highly practical layout combine to create a home that is both elegant and effortlessly liveable. From the moment you enter, the welcoming hallway sets the tone, offering a sense of space and flow while providing useful storage solutions to keep everyday living organised.

The heart of the home is the impressive lounge and dining area, a bright and spacious setting enhanced by large windows, flooding the room with natural light. This inviting space is perfectly suited to both relaxing and entertaining, with ample room for a variety of furniture layouts, all complemented by tasteful décor and soft, neutral tones.

The kitchen is positioned just off the hallway and has been thoughtfully designed with both style and functionality in mind. Featuring modern cabinetry, quality worktops, integrated appliances and a convenient breakfast bar area, it offers the ideal environment for everything from quick morning coffees to more considered home cooking.

Both bedrooms are well proportioned and beautifully presented, each benefiting from fitted wardrobes which maximise storage while maintaining a clean and uncluttered feel. The principal bedroom further enjoys the luxury of a contemporary en-suite shower room, finished with sleek wet wall panelling and stylish fittings, creating a refined and low maintenance space. The second bedroom is equally versatile, perfect as a guest room, home office or additional living space depending on your needs.



Completing the accommodation is the main bathroom, finished to a high standard with modern fixtures, a full sized bath and elegant tiling, offering a calm and comfortable place to unwind.

Throughout the property, attention to detail is evident, with high quality finishes, modern flooring, and a cohesive interior style that enhances the sense of light and space. The layout has been carefully considered to provide both openness in the main living areas and privacy within the bedrooms.

Externally, the property benefits from well maintained communal grounds and the significant advantage of secure underground parking, providing both convenience and peace of mind.

Bathgate, located in West Lothian, Scotland, is a vibrant and well connected town known for its blend of historical charm and modern conveniences. Situated conveniently between Edinburgh and Glasgow, Bathgate offers excellent transport links, including a railway station providing frequent services to both major cities. The town features a variety of local amenities, including shops, restaurants and recreational facilities, making it an attractive option for both families and professionals.

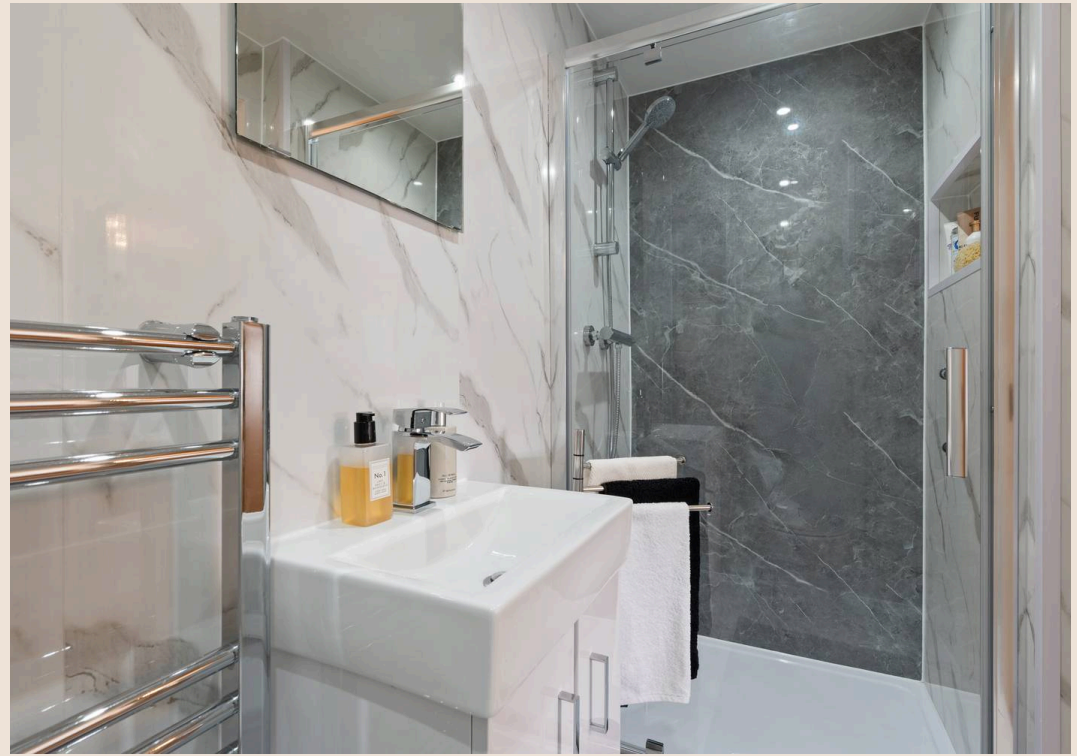
Bathgate is surrounded by picturesque countryside and offers easy access to a range of natural attractions and walking trails, providing residents with ample opportunities for outdoor activities. Additionally, the town is home to reputable schools and community services, enhancing its appeal as a desirable place to live. With its rich history, thriving local economy and strong sense of community, Bathgate stands out as a welcoming and well rounded location.

This is a home that perfectly balances style, comfort and practicality, offering modern apartment living at its finest within a highly desirable location.

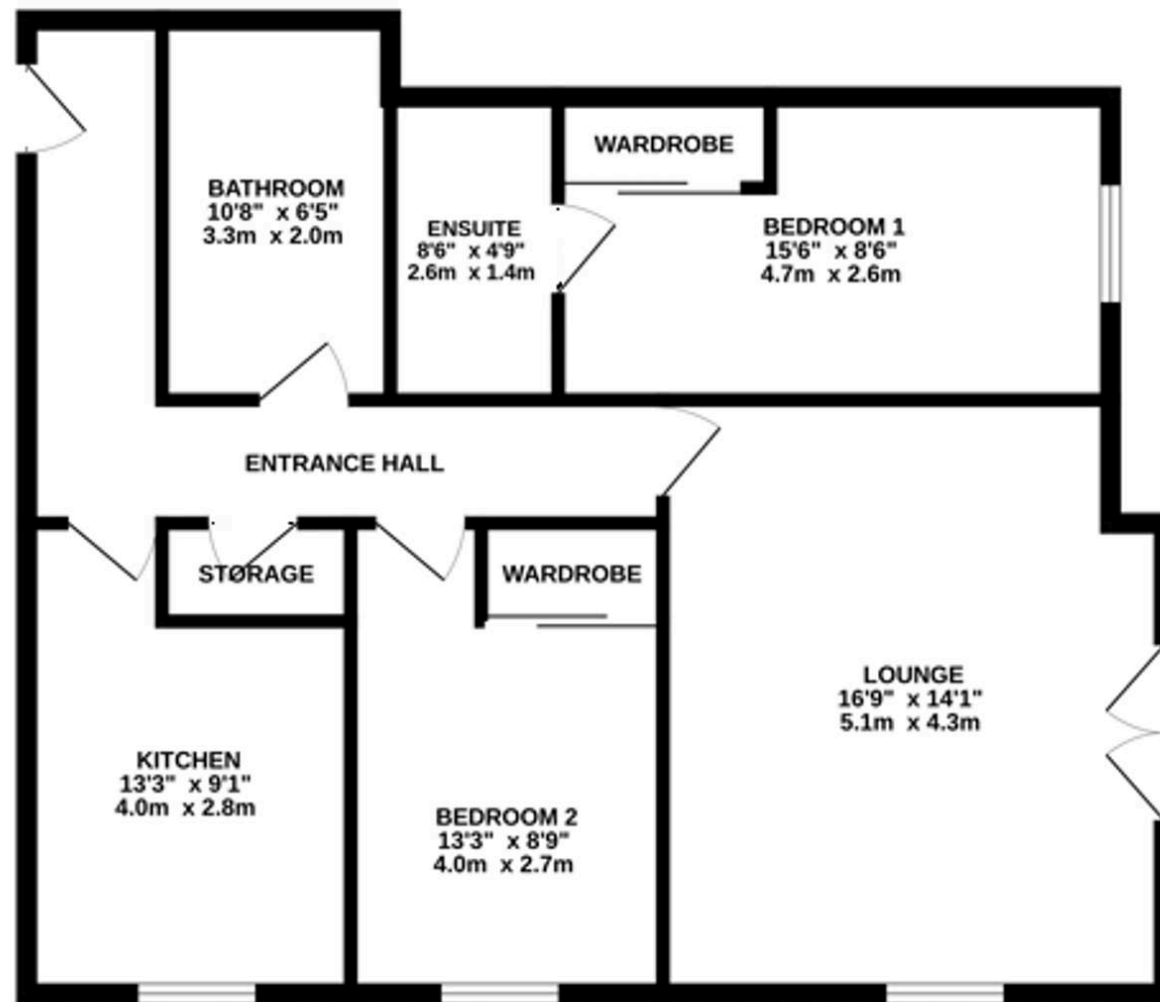
Home Report Value- £155,000 EPC - B Council Tax Band - D
Square Ft- 850/ 79m2 Factor Fees - £135 per month

Sales Inclusion - White Goods, Light Fittings and Blinds

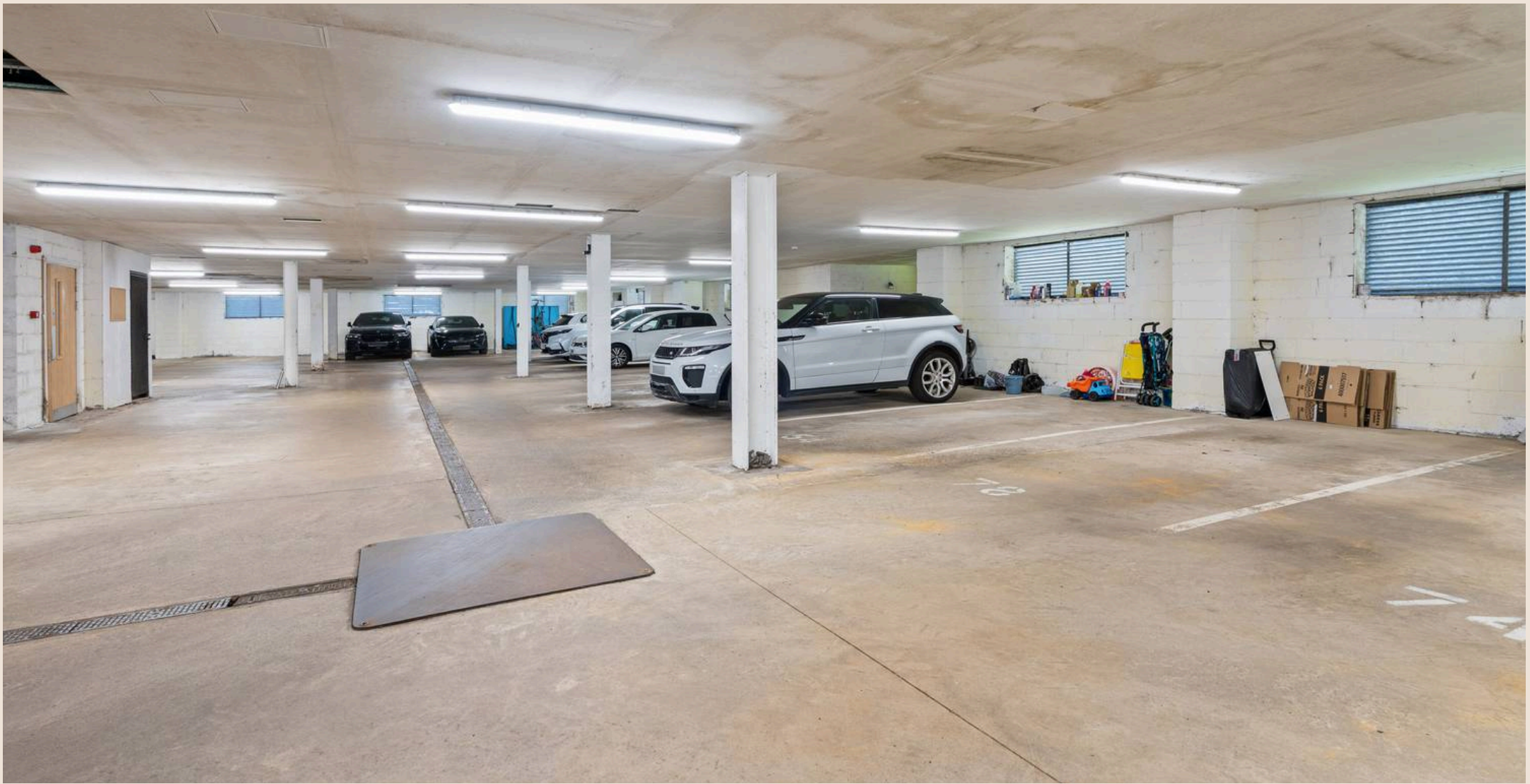




GROUND FLOOR



We will every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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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