



DESCRIPTION

A home where the garden really steals the show. Set within an immaculately maintained wraparound plot, this three-bedroom end-terraced property offers bright and spacious accommodation, plenty of flexibility and a wonderful amount of outdoor space to enjoy throughout the day.

The entrance vestibule leads into the home, with the kitchen positioned to the side and overlooking the beautifully maintained garden. The spacious living and dining area is bright and welcoming, with a feature fireplace adding a lovely focal point. Sliding doors open directly towards the front garden, creating a great connection between the living space and outdoors and making it easy to enjoy indoor-outdoor living when the weather allows.

Upstairs, three well-proportioned bedrooms provide plenty of flexibility for family life, guests, working from home or hobbies. Each room benefits from excellent natural light, giving the upper floor a bright and comfortable feel.

Outside, the garden is undoubtedly the standout feature of this home. Wrapping around the property, it has been exceptionally well maintained and provides a fantastic amount of space to sit out, entertain and enjoy the warmer months. The position of the garden means you can follow the sun throughout the day, whether you're enjoying your morning coffee, relaxing in the afternoon or sitting out on a summer evening.

The property is offered empty and unfurnished, giving its next owner the opportunity to move straight in and start making the space their own from day one. On-street parking is also available. A home with a fantastic garden, generous accommodation and plenty of natural light, offering the perfect opportunity to enjoy a wonderful outdoor space while creating a home that feels completely your own.

- Key Features:
- Three-bedroom end-terraced home
 - Exceptional wraparound garden
 - Immaculately maintained outdoor space
 - Garden enjoys sunshine throughout the day
 - Bright and spacious living/dining room
 - Feature fireplace
 - Sliding doors creating excellent indoor-outdoor flow
 - Kitchen overlooking the garden
 - Three bright and flexible bedrooms
 - Empty and unfurnished, ready to move into



LOCATION

Marina Road is situated within the popular Boghall area of Bathgate, offering a convenient residential setting with plenty of amenities close by. Local shops and everyday essentials are nearby, while Bathgate town centre provides a wider choice of supermarkets, cafés, restaurants, leisure facilities and independent shops.

For commuters, Bathgate Railway Station provides regular connections towards Edinburgh and Glasgow, with the M8 also easily accessible for road links across the central belt. Families are well served by a range of local schools, while Balbardie Park and surrounding green spaces provide plenty of opportunities to get outdoors.

A well-connected and practical location, ideal for families, first-time buyers and those looking to enjoy everything Bathgate has to offer.

