



CastleBrae  
SALES & LETTING

43 TOLLBRAES ROAD, BATHGATE, EH48 2SH  
OFFERS OVER £223,000





CastleBrae are delighted to bring to the market this exceptionally well presented three-bedroom mid terrace home, located within the highly desirable and peaceful Wester Inch area of Bathgate. This property offers a superb standard of finish throughout, making it an ideal choice for first-time buyers, growing families, or those seeking a stylish, move-in-ready home in a well-connected yet tranquil setting.

Upon arrival, the property immediately impresses with its large front garden, providing an attractive approach and a welcoming first impression. The outdoor space offers potential for landscaping or simply enjoying as a low-maintenance green area.

Stepping inside, you are greeted by a bright and inviting entrance hallway, finished to a high standard with quality flooring that continues throughout much of the ground floor. The home benefits from excellent built-in storage, thoughtfully incorporated to maximise space and practicality.

To the front of the property lies the modern fitted kitchen, designed with both style and functionality in mind. It features a range of contemporary wall and base units, ample worktop space, and integrated appliances, making it ideal for everyday cooking. The layout is practical and efficient, ensuring ease of use while maintaining a sleek and uncluttered appearance.

Moving further into the home, the spacious living room is undoubtedly one of the standout features. This large, comfortable space is perfect for relaxing or hosting guests, with patio doors that flood the room with natural light and provide direct access to the rear garden. The seamless connection between indoor and outdoor living enhances the overall appeal of the space, particularly during warmer months.

