



64 Kirk Road, Bathgate



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this exceptional 4/5 bedroom detached, villa set within the prestigious grounds of Marchwood House. Nestled among lush greenery, mature trees and manicured shrubbery, this is a truly distinguished residence.

As you step inside, you are welcomed by a stunning hallway adorned with striking tilework. To the left, one of the lounges awaits - an inviting space where a front-facing window floods the room with natural light. Close by lies the heart of the home, the kitchen/diner, a beautifully versatile setting perfectly suited to hosting memorable gatherings and family occasions. It features an extensive range of base and wall-mounted units arranged around a central island (please note appliances are not covered by warranties or guarantees), alongside ample space for formal dining and patio doors that open seamlessly onto the rear garden. Nearby are a practical utility room, a stylish three-piece shower room, and a fourth bedroom.

On the middle level, you will discover an exceptional lounge, offering remarkable flexibility to suit a variety of lifestyles. Framed by triple-aspect windows, the space captures enchanting views across the surrounding gardens and greenery, while a beautiful fireplace and intricate wooden flooring add warmth and character. It is a truly captivating setting, evoking the feeling of being nestled among the treetops in an inviting, intimate retreat. The room is further enhanced by its own private balcony, perfectly positioned to take in sweeping views across the town.

To the upper level, there are three generously proportioned bedrooms and a contemporary four-piece family bathroom. The principal bedroom is particularly impressive, styled to perfection with contrasting wooden flooring and a large window that fills the space with light, and further complemented by an adjoining two-piece W.C. Bedrooms two and three are equally well-sized, each featuring a bespoke colour palette, elegant floor coverings and refined detailing. Completing this floor is a stunning four-piece family bathroom, showcasing an indulgent extra-large jacuzzi bath, separate shower enclosure, W.C. and a sleek sink.

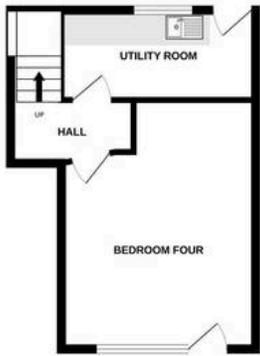
Externally, the property is set proudly within a fully private, wraparound plot, enveloped by mature shrubbery, vibrant planting and established trees. A multi-car driveway provides ample parking, complemented by a detached single garage and electric vehicle charging point. To the front, a beautifully maintained lawn is paired with inviting seating areas, while the rear garden offers multiple terraces.







LOWER GROUND FLOOR



GROUND FLOOR



LOWER FIRST FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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