



103 Boghall Drive, Bathgate

Offers Over £120,000



103 Boghall Drive, Bathgate

Located on the popular Boghall Drive, this well presented two bedroom mid terrace home offers generous living space, a west facing sun trap rear garden and two king sized bedrooms and a double driveway. Presented in move in condition and featuring a recently upgraded bathroom along with a separate utility space, this home is ready for its next owners to enjoy.

Upon entering, you are welcomed into a bright and inviting hallway, which benefits from useful storage beneath the staircase. To the front of the property lies the open plan lounge and dining area, a spacious and versatile room that comfortably accommodates two sofas along with a dining area for everyday meals or entertaining. A feature fireplace provides a focal point to the room, while the large front facing window allows plenty of natural light to flow through the space.

To the rear of the property is the kitchen, which spans the full width of the home and overlooks the rear garden. The kitchen offers ample cabinetry and worktop space, with room for a cooker and additional white goods. Adjoining the kitchen is a separate utility area, providing excellent flexibility and space for a large fridge freezer and further appliances, helping to keep the main kitchen area clutter free and practical.

Upstairs, the property continues to impress with two generously sized bedrooms. The principal bedroom is located to the rear of the home and comfortably accommodates a king size bed with bedside cabinets and additional furniture. This room also benefits from a large fitted wardrobe and an additional storage cupboard. Bedroom two, positioned to the front, is another spacious double room that can comfortably host a king size bed and is currently utilised as a home office, highlighting its versatility.



The bathroom has been fully upgraded and finished to a modern standard, featuring wet wall panelling and a contemporary three piece suite with a walk in shower, completed in neutral tones.

Externally, the property enjoys a west facing rear garden, making it a true sun trap and ideal for relaxing or entertaining. To the front, there is off street parking with space for two vehicles, adding further convenience.

Boghall Drive is superbly located, with Bathgate Train Station just a short distance away, offering excellent commuting links to Edinburgh and Glasgow. The property is also close to Tesco Superstore, local shops and amenities, with easy access to the M8 motorway. Well regarded local schools, including Boghall Primary School and Bathgate Academy, are nearby, making this a highly convenient and desirable location.

This is a well proportioned, move in ready home in a fantastic setting, offering comfort, practicality and excellent connectivity.

Home Report Value- £125,000

EPC - C

Council Tax Band - A

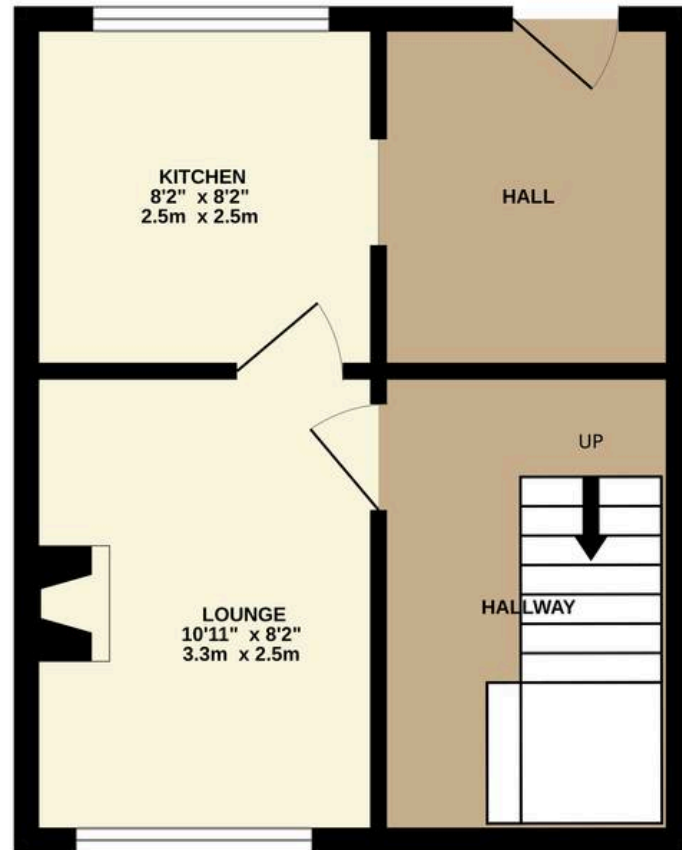
Square Ft 818 / 76m²



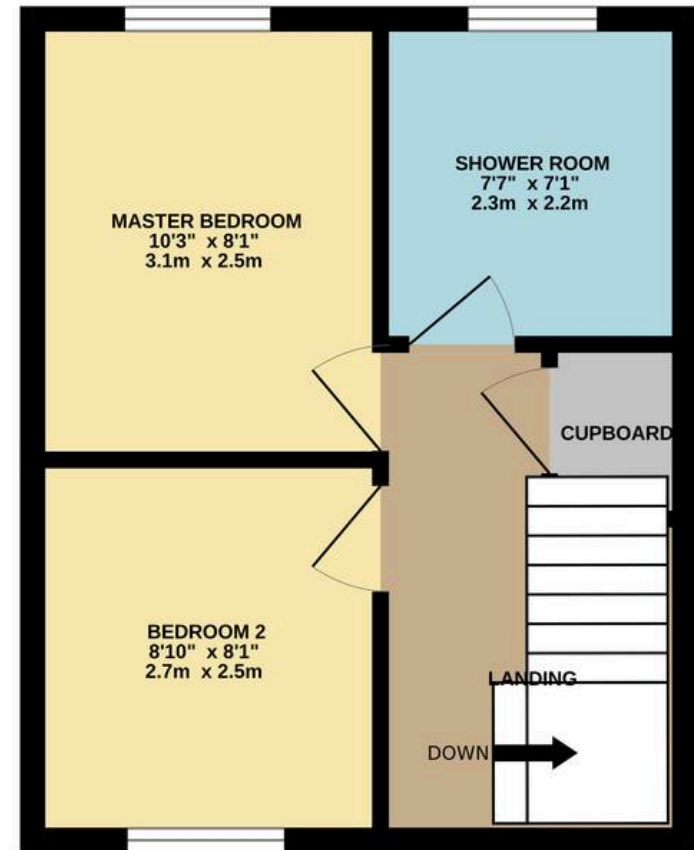
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GROUND FLOOR



1ST FLOOR



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