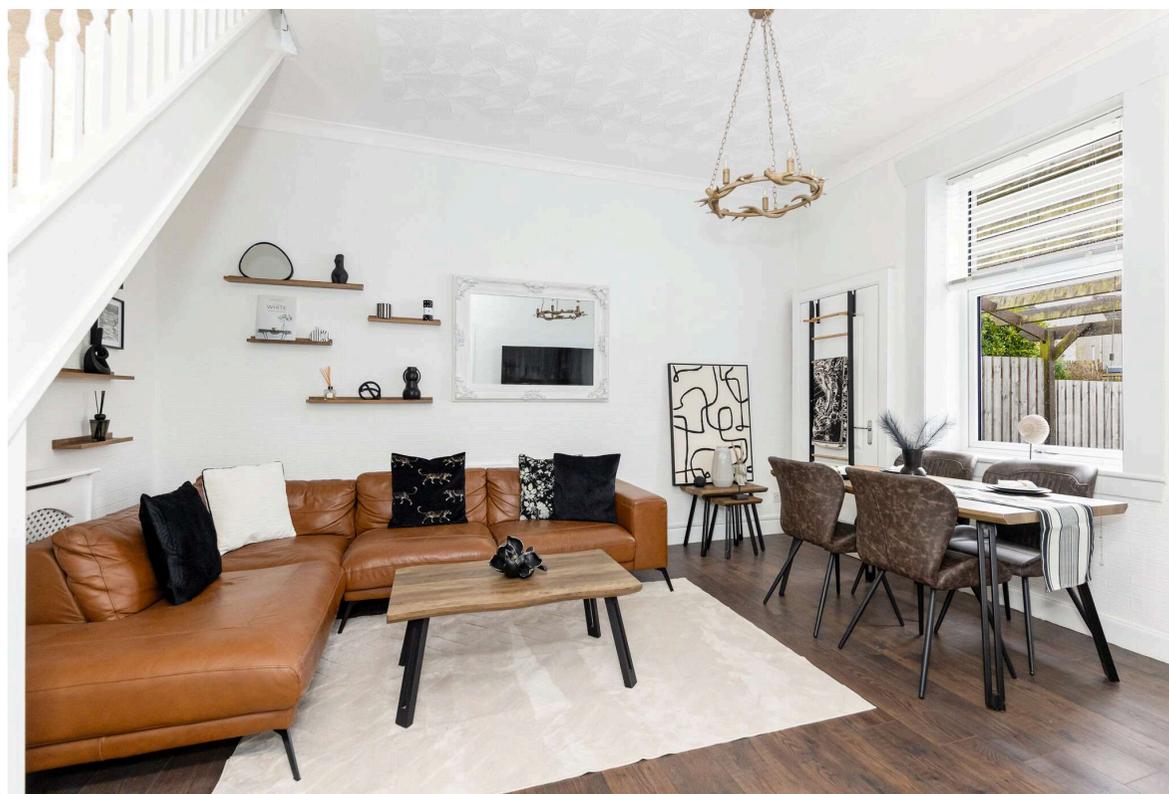




19 Easton Road
BATHGATE | EH48 2AX


warners
solicitors & estate agents



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Warners are delighted to market this exceptional three-bedroom extended cottage offering stylish and flexible accommodation over two levels. Beautifully presented, this charming home seamlessly combines traditional character with modern finishes, making it an ideal purchase for couples, professionals and small families. The property is entered via a welcoming entrance and hallway, leading to a bright and spacious living room with under stair storage and views to the rear garden, offering a comfortable setting for relaxing or entertaining. To the rear, the well-appointed kitchen is fitted with modern units, ample worktop space and provides access to the garden, creating a practical and functional hub of the home. The ground floor also hosts a generously sized double bedroom along with a recently updated shower room, offering excellent flexibility for a variety of living arrangements. Upstairs, there are two further well-proportioned bedrooms, ideal for family members, guests or home working. Externally, the property continues to impress. A private driveway to the front provides off-street parking for multiple vehicles. The fully enclosed rear garden has been thoughtfully designed for ease of maintenance, laid with artificial lawn and complemented by a decking area, creating a perfect space for outdoor entertaining. A standout feature is the garden summer house with power, providing a versatile additional space ideal for use as a home office, studio or relaxing garden room. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Offering a superb blend of character, modern living and excellent outdoor space, this impressive home represents a fantastic opportunity in a convenient Bathgate location. Early viewing is highly recommended.

- Attractive three-bedroom extended cottage
- Flexible accommodation over two levels
- Beautifully presented in move-in condition
- Welcoming entrance vestibule and hallway
- Bright and spacious living room
- Modern fitted kitchen with access to rear garden
- Ground floor double bedroom
- Stylish family shower room
- Two further well-proportioned bedrooms on the upper level
- Private driveway
- Fully enclosed, low-maintenance rear garden
- Summer house with power, perfect as a home office or studio
- Gas central heating and double glazing



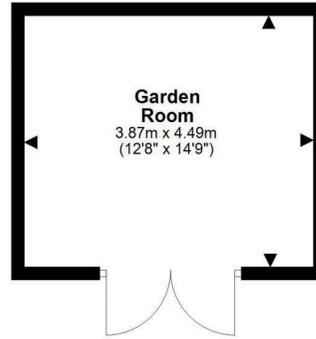
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



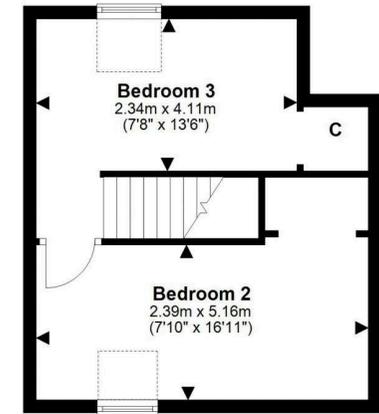
Integrated kitchen appliances as well as washing machine will be included in the sale of the property along with all fitted blinds & radiator covers. EPC: D. CT: B.

Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Becaigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/M9 motorway networks ensure easy commuting throughout the central belt.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.