





## 10 Athol Terrace, Bathgate

Occupying an enviable elevated position on the highly sought after Athol Terrace in Bathgate, this exceptional detached 3/4 bedroom character bungalow presents a rare opportunity to acquire a truly outstanding family home. Beautifully combining timeless charm with contemporary elegance, this impressive residence boasts expansive single level living, generous room proportions and stunning private gardens, creating a home that is as practical as it is beautiful. From the moment you arrive, the property makes an unforgettable first impression. Set behind an expansive front lawn with beautifully maintained landscaped gardens and excellent kerb appeal, the home enjoys an elevated position that enhances both its presence and privacy. A private driveway provides convenient off street parking, while the attractive exterior offers a glimpse of the quality and style that continues throughout.

Stepping through the front door, you are immediately welcomed into a bright and inviting reception hallway that sets the tone for this immaculately presented home. Flooded with natural light and finished in a tasteful neutral palette, every room has been thoughtfully maintained, creating a seamless blend of character, warmth and contemporary sophistication.

The impressive bay windowed lounge is undoubtedly one of the home's standout features. Bathed in natural daylight, this elegant living space boasts high ceilings, generous proportions and a wonderful sense of openness. Whether relaxing with family or entertaining guests, the room provides a superb setting while enjoying attractive views across the front gardens.

At the heart of the home lies the stunning contemporary dining kitchen, perfectly designed for modern family living. Featuring sleek cabinetry, contrasting worktops,



quality integrated appliances and excellent storage, this stylish space effortlessly combines practicality with contemporary design. There is ample room for family dining, making it the ideal place to gather for everyday meals, celebrations or entertaining friends.

Adding even greater versatility is a superb second public room, currently utilised as an additional lounge. This flexible space could equally serve as a formal dining room, a cosy family room, a home office, a children's playroom or even a fourth bedroom, allowing the property to adapt effortlessly to changing lifestyles. Overlooking the gardens, it provides a peaceful retreat filled with natural light.

The accommodation continues with three exceptionally spacious double bedrooms, each beautifully presented and offering generous proportions rarely found in modern homes. The impressive principal bedroom provides ample space for a full range of freestanding furniture while maintaining an airy and luxurious feel. The remaining bedrooms are equally generous and offer excellent flexibility for growing families, guest accommodation, home working or hobby rooms.

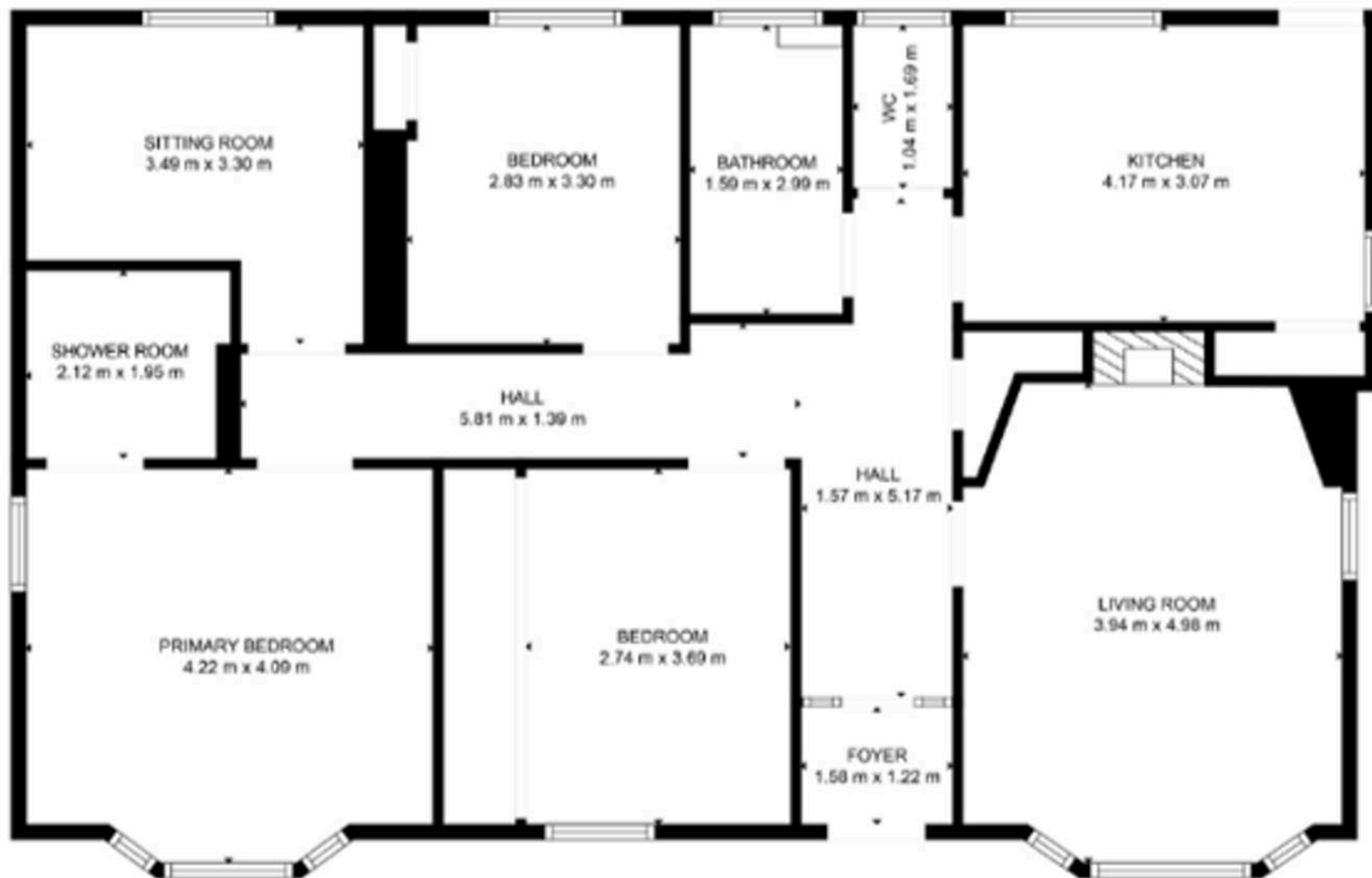
Completing this special home is a beautifully designed contemporary family bathroom, finished to an exceptional standard with striking wet wall panelling, a modern white suite, quality fittings and a luxurious rainfall shower over the bath, creating the perfect space in which to relax and unwind. A separate WC provides additional convenience for busy family living.

Externally, the property is every bit as impressive as the interior. The substantial rear garden is a true highlight, offering an extensive level lawn surrounded by mature trees, established planting and an exceptional degree of privacy. This wonderful outdoor space is perfect for children to play safely, summer entertaining, gardening enthusiasts or simply enjoying the peaceful surroundings. The generous plot also offers exciting potential for future landscaping, outdoor entertaining areas, a garden room or even an extension, subject to the appropriate planning consents.

Every inch of this home reflects the care and attention it has received, with tasteful décor, quality flooring and an impeccable standard of presentation throughout. Simply unpack, move in and enjoy everything this exceptional home has to offer.







TOTAL: 118 m<sup>2</sup>



## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

