



67 Dalling Avenue, EH48 2SB

Bathgate -



HOMETOWN  
ESTATE AGENTS







This fabulous two-bedroom terraced home enjoys a convenient central Bathgate location and offers a fantastic opportunity for those looking for a move-in-ready property with excellent outdoor space. Chain free and ready for early entry, this lovely home combines practical modern living with a fresh, neutral finish throughout.

A driveway to the front provides convenient off-street parking, while to the rear there is a fully enclosed garden, offering a safe and private outdoor space ideal for children and pets. The garden has been thoughtfully designed with a lawn area, paved patio and garden shed, creating a great space for relaxing, entertaining or enjoying the warmer months.

The front door opens into a welcoming entrance hallway, providing access to the main living accommodation and a carpeted staircase leading to the upper level.

The bright and inviting lounge benefits from a large front-facing window, allowing plenty of natural light to fill the room. Finished with laminate flooring and fresh neutral decor, this is a comfortable and versatile space, with direct access through to the kitchen/diner.

The kitchen/diner is well equipped with a wide range of base and wall mounted units, offering excellent storage and workspace. Integrated appliances include an oven, hob and extractor hood, with additional space for a free-standing washing machine and fridge/freezer, which are included in the sale (with no warranty provided). Splashback tiling and laminate flooring add a practical finish, while there is ample space for a dining table and chairs, making this a great area for everyday meals and entertaining. A door leads directly out to the rear garden.



Upstairs, the property offers two generously sized double bedrooms and a modern family bathroom. Both bedrooms are carpeted and benefit from fresh neutral decor, creating bright and comfortable spaces ready for the new owner to make their own.

Bedroom one is positioned to the rear of the property overlooking the garden and features fitted mirror wardrobes, providing excellent storage, along with an additional useful store cupboard housing the water tank. Bedroom two is another spacious double room located to the front, also benefiting from built-in mirror wardrobes and a further storage cupboard, with crisp white walls creating a fresh and airy feel. With excellent storage solutions throughout both bedrooms, there is plenty of space to keep belongings organised and the rooms feeling clutter-free.

Completing the accommodation is the contemporary family bathroom, fitted with a white three-piece suite with shower over the bath. Stylish wet wall panelling, a white high-gloss vanity unit and vinyl flooring create a modern and low-maintenance finish.

The property further benefits from gas central heating and double glazing throughout.

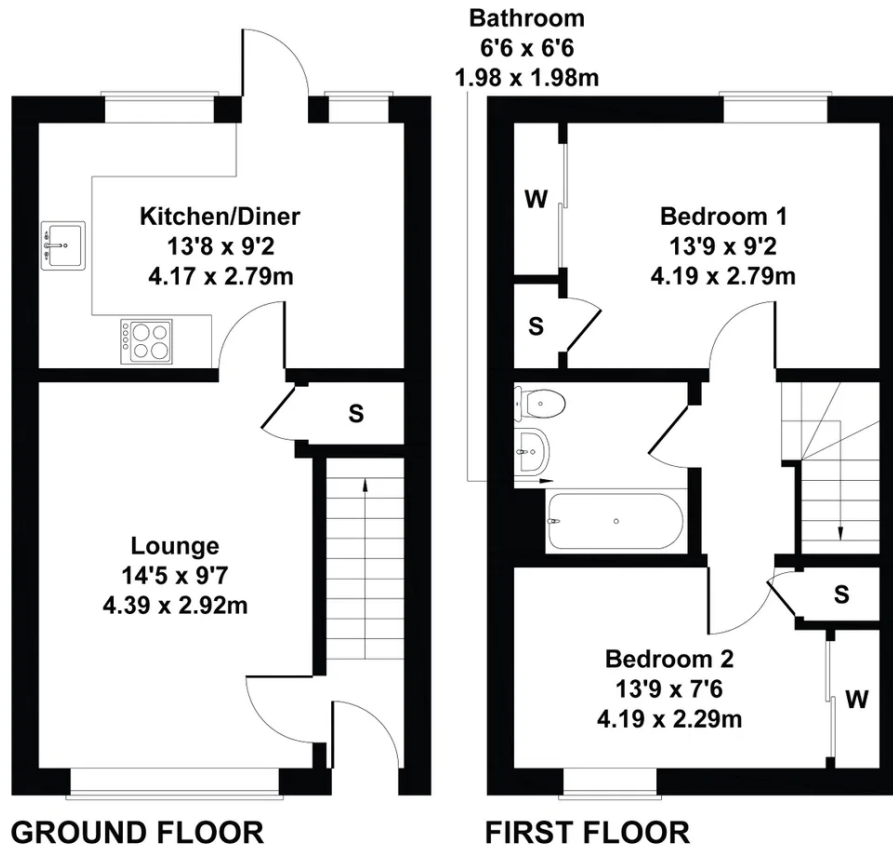
A fantastic opportunity to purchase a well-presented, chain-free home in a popular Bathgate location, offering excellent accommodation, private outdoor space and the convenience of being ready for immediate entry.

\*Some images have been virtually staged for illustration purposes only\*

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# 67 Dalling Avenue, Bathgate

Approximate Gross Internal Area  
658 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2026  
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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

