



81 Baillie Avenue, Harthill

Offers Over £240,000

81 Baillie Avenue

Harthill, Shotts

Situated in a quiet and well established part of Harthill. Baillie Avenue, a beautifully presented three bedroom detached bungalow offers spacious and versatile accommodation all on one level. The property has been finished to a high standard throughout and benefits from a contemporary kitchen diner, three well proportioned bedrooms, a beautifully finished family bathroom, generous rear garden and a private driveway providing off street parking for two vehicles.

Approaching the property, you are welcomed by an attractive frontage with a neatly maintained lawn and a private driveway running alongside the home, comfortably providing parking for two vehicles. Steps lead to the front entrance and into the property.

Stepping through the front door, you are welcomed into a bright and beautifully presented entrance hallway which immediately sets the tone for the rest of the home. Finished in soft neutral tones with contemporary dark internal doors and light flooring, the hallway creates a lovely sense of flow while providing access to the main accommodation.

Moving through to the lounge, this is a generous and inviting reception room with plenty of space for a large suite and additional furniture. A wide bay window allows an abundance of natural light to fill the room, while the neutral décor, decorative wall panelling and contemporary finishes create a stylish yet comfortable space for relaxing and spending time with family.

The kitchen diner is another real highlight of the home and has been designed with both everyday living and entertaining in mind. Contemporary dark cabinetry is complemented by light marble effect worktops and splashbacks, with gold toned handles adding a stylish finishing touch. Integrated cooking appliances and plentiful cupboard and worktop space provide excellent practicality, while the large central breakfast bar creates a natural space for dining and socialising. A feature slatted wall provides the perfect position for a wall mounted television, while a window and external door bring plenty of natural light into the room and provide convenient access outside.

Continuing through the property, the principal bedroom is a spacious and beautifully presented double room with plenty of space for a large bed and additional bedroom furniture. Soft neutral decor, carpeting and decorative detailing create a calm and comfortable feel, while the window provides plenty of natural light.

Bedroom two is another beautifully finished room and makes excellent use of the available space. Bespoke fitted storage extends along one wall, incorporating wardrobes, drawers and display space, providing an impressive amount of storage while maintaining a clean and contemporary finish. The room is currently arranged as a child's bedroom but could easily be adapted to suit the needs of the next owner.



Bedroom three offers further versatility and is currently set up as a beauty and treatment room. The room benefits from extensive fitted storage with mirrored sections and additional cabinetry, demonstrating how easily the space could be adapted to suit the needs of the next owner, whether as a third bedroom, home office, dressing room or workspace.

Completing the internal accommodation is the beautifully finished family bathroom. Designed in a contemporary style, the room features a bath with an overhead rainfall shower and black framed shower screen, WC and modern countertop wash hand basin. Large format tiling, black fittings and a recessed illuminated display niche complete the room.

Moving outside, the property enjoys a fantastic enclosed rear garden offering plenty of space for families and entertaining. The garden is predominantly laid to lawn, providing plenty of room for children to play, outdoor furniture and recreational equipment, while a paved area immediately outside the home creates a useful space for outdoor seating. Timber fencing surrounds the garden, creating a private and secure outdoor space, with additional garden storage also available.

Baillie Avenue is conveniently positioned for a range of everyday amenities and transport connections. Greenrigg Primary School is approximately 0.2 miles away, while Baillie Avenue falls within the catchment area for St Kentigern's Academy in nearby Blackburn. Blackridge railway station is the nearest rail connection at approximately 1.7 miles away. Harthill also offers a selection of local shops and everyday services, with a Co-op approximately 0.3 miles from the property and further shopping available in nearby Whitburn, including Tesco and Home Bargains. The nearby M8 provides convenient road links towards both Edinburgh and Glasgow.

This special three bedroom family home, is in immaculate walk in condition, with spacious interiors its ready for its new owners to add their personal touch.

Home Report Value- £245,000

EPC - C

Council Tax Band - D

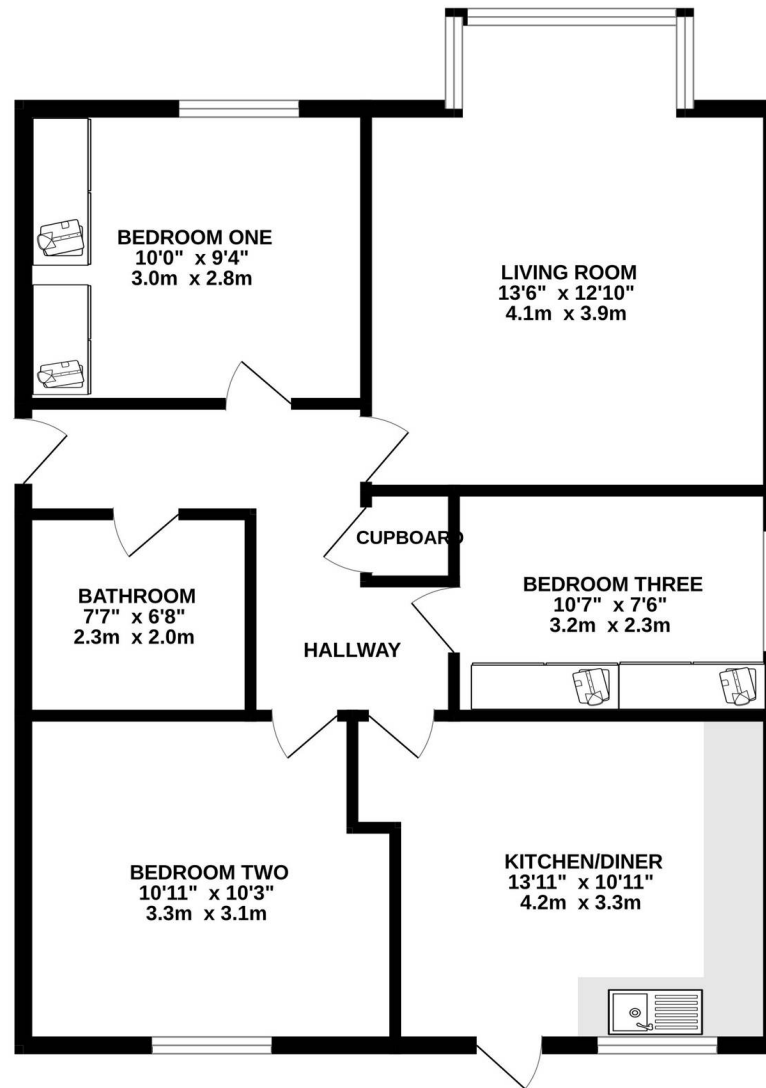
Square Ft- 786/ 73m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND 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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