

14 BALLENCRIEFF TOLL

BATHGATE, WEST LoTHIAN, EH48 4LB



Occupying a generous corner plot, this well-presented, three-bedroom, semi-detached house is situated on the outskirts of Bathgate, offering a scenic location, plus a large living room, a modern kitchen, three garden areas, and a private drive and garage.



CastleBrae

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Nestled on a peaceful cul-de-sac beside open countryside and Balbardie Park and Golf, this three-bedroom, semi-detached house is brought to market in a move-in condition. The attractive property offers a semi-rural living environment with the convenience of being just a five minutes' drive from the heart of thriving Bathgate. Furthermore, it occupies a generous corner plot with excellent potential for an extension (subject to planning permission).

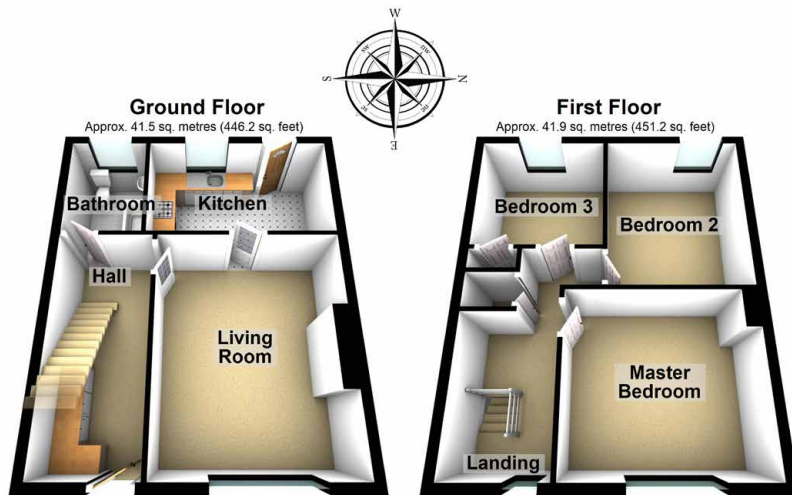
Reached via a small flight of stone steps, the home's front door opens with a warm welcome into a reception hall that is fitted with base cabinets. On the right is the living room, which has wood-textured flooring and crisp white décor, allowing new buyers to easily add their own stamp. It also has a spacious footprint for both lounge and dining furniture, and a large picture window for natural light. Meanwhile, a modern wall-mounted fireplace provides a focal point for the room's arrangement. Next door, the kitchen has a monochrome-inspired design, equipped with white-gloss cabinets and black granite-effect worktops that are backed by marble-style splashback panels. It is an attractive contemporary look that is enhanced by an integrated ceramic hob and oven, alongside an undercounter washing machine, and space for a fridge/freezer. Completing the ground floor is a white-tiled bathroom with a three-piece suite and overhead shower.



Upstairs, a naturally-lit landing has a storage cupboard before extending to the three bedrooms. The master and second bedrooms are both good-size doubles, whereas the third bedroom is a large single with built-in storage for convenience. All of the bedrooms are fitted with carpets for comfort and neutrally decorated for ease of styling. Double glazing throughout and electric central heating (via an electric combi boiler) ensure year-round comfort.

Outside, the property has manicured gardens to the front, side, and rear, offering well-tended lawns that capture sun throughout the day and delightful views over open countryside. The rear garden also features a patio for summer dining. A driveway and detached timber garage provide off-street parking for two cars. EPC Rating: D.





Total area: approx. 83.4 sq. metres (897.4 sq. feet)

Approximate Dimensions (Taken from the widest point)

Living Room	4.71m (15'5") x 3.76m (12'4")
Kitchen	4.01m (13'2") x 2.33m (7'8")
Master Bedroom	3.79m (12'5") x 3.52m (11'7")
Bedroom 2	3.57m (11'9") x 3.03m (9'11")
Bedroom 3	2.75m (9') x 2.66m (8'9")
Bathroom	2.28m (7'6") x 1.69m (5'7")



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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