



56 Race Road, Bathgate

Offers Over £170,000



## 56 Race Road

Bathgate

Welcome to 56 Race Road, an exceptional three-bedroom property which offers a fantastic opportunity for anyone seeking a spacious home with immense potential.

Recently updated with fresh carpets, a brand-new boiler, and modern finishes throughout, the property provides a blank canvas ready to be personalised to your tastes. Boasting expansive living spaces and a large rear garden, this home is perfect for families or anyone looking for room to grow

Upon entering, the bright and airy hallway welcomes you, with a seamless flow into the ground floor living spaces. The lounge is generously sized, comfortably accommodating a large sofa and additional seating, with plenty of room for free-standing furniture. A large front-facing window floods the room with natural light, further enhancing the sense of space and creating a homely, inviting atmosphere. This area presents endless potential for transformation into a stylish and peaceful living retreat.

The kitchen is a standout feature, offering excellent proportions and a modern finish. Integrated appliances, including an oven, hob, and extractor fan, are complemented by designated space for free-standing items such as a dishwasher and washer/dryer. The sleek, white units create a clean, contemporary feel, while the generous cupboard space ensures practicality for family living. There is also ample room for a dining area, perfect for family meals or entertaining guests.



The ground floor is completed by a spacious family bathroom, which offers both a large bath and a separate walk-in shower with a stylish wet wall finish. The size of this room provides tremendous potential to create a luxury bathroom, blending spa-like features with practical functionality.

Upstairs, the three double bedrooms each offer an impressive amount of space, with the flexibility to accommodate double beds and plenty of free-standing furniture. Not only are the rooms spacious, but the storage potential is equally remarkable, with ample wardrobe space in each room. The neutral décor throughout these rooms offers a blank canvas to create personalised spaces that suit your needs. Whether you require home office space, extra storage, or a peaceful retreat, these rooms offer incredible versatility. Completing the upstairs is a contemporary W/C, offering both practicality and style.

Externally, the property continues to impress. The large driveway at the front provides off-street parking for up to four vehicles, while the expansive southeast-facing rear garden offers a mix of lawn, stones, and a paved area, providing excellent scope for creating a dream outdoor space for entertaining, gardening, or simply relaxing in the sun.

Located just a five-minute drive from Bathgate Train Station, with excellent transport links to both Glasgow and Edinburgh, this property is perfectly situated for easy commuting. With recent upgrades already carried out, it's ready for its new owners to move in and make it their own. This immaculate three-bedroom home truly represents an exciting opportunity and is a must-see.

**Council Tax band: B**

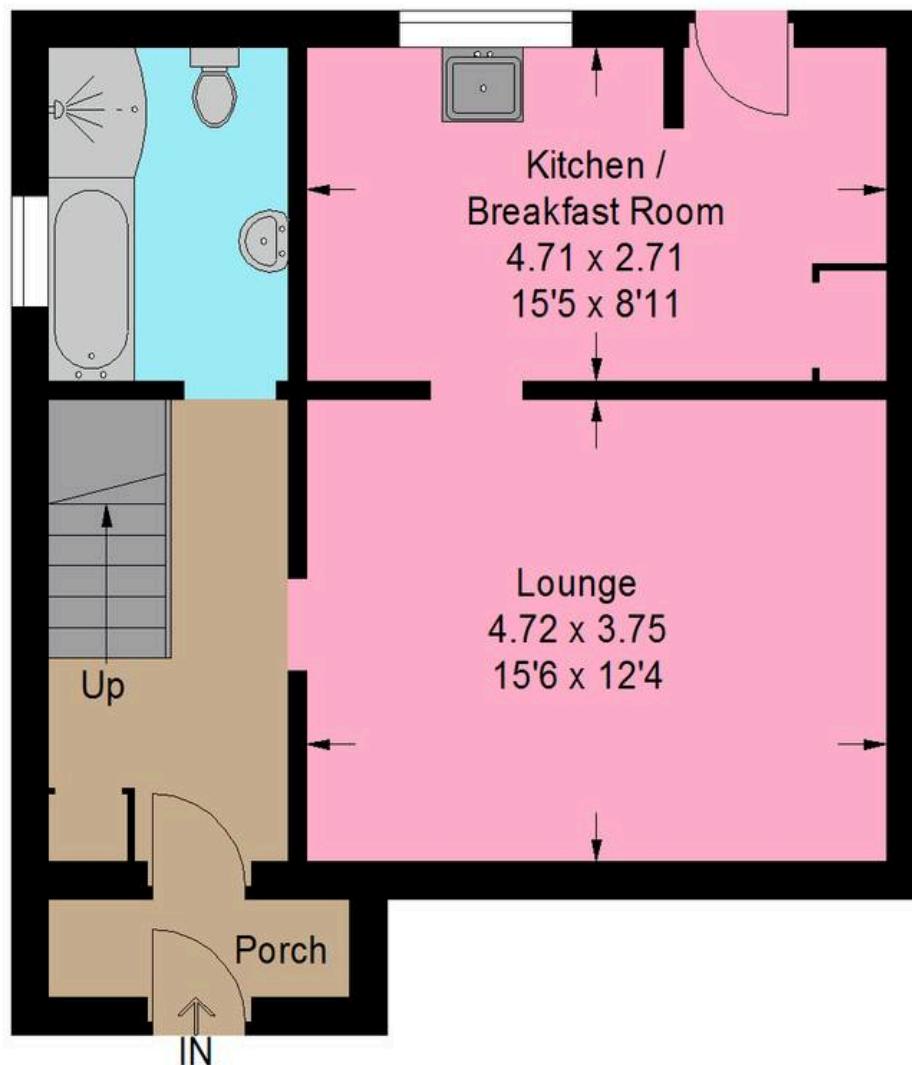
**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**



Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



**Ground Floor**



**First Floor**



## Bridges Properties

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**B** BRIDGES  
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