



28 Balbardie Crescent, Bathgate

Offers Over £150,000



## 28 Balbardie Crescent

Bathgate

Welcome to Balbardie Crescent. This beautifully updated upper-villa, forming the top-left quarter of a traditional four-in-a-block, offers stylish and generous living accommodation in a highly convenient pocket of Bathgate. The private stairwell leads into a welcoming hallway which connects the entire home with ease. At the rear of the hall, the spacious lounge enjoys a calming sage-green feature wall with elegant panel-effect detailing to create an inviting and contemporary space for relaxing or entertaining. Natural light pours through the rear south facing window, framing leafy garden views and enhancing the room's tranquil feel.

The adjacent kitchen has been thoughtfully modernised and brings together matte-grey handleless cabinetry, warm oak-effect worktops and a chic sage green metro-style tiled splashback. A window above the sink overlooks the garden, while integrated appliances, including an fridge freezer, washing machine, oven and Bosch hob, ensure both style and practicality are beautifully combined. The bathroom has also been newly upgraded, offering a refined, spa-inspired ambience with large stone-effect tiling, a contemporary white bath with overhead shower, a modern vanity unit providing storage, and a tasteful burnt-orange feature wall adding warmth and character.



All three bedrooms are generously proportioned, each comfortably accommodating a double bed. The principal bedroom presents a serene retreat with warm neutral décor, built-in wardrobes and charming alcove shelving, while the second double bedroom continues the home's stylish theme with a soft sage-green palette, stylishly feature wallpaper and additional alcove shelving - ideal for displaying books or décor. The third double bedroom offers superb flexibility and is perfect as a child's room, guest bedroom or home office which leads off from the lounge. A sizeable cupboard off the hallway provides excellent everyday storage, and the partially-floored attic at full height offers the exciting potential for future development, subject to planning, which is a sought-after benefit commonly explored in homes of this style.

Externally, the property boasts a large private south facing rear garden, framed by mature trees to provide a wonderful sense of privacy. The generous outdoor space is ideal for children, pets, gardening enthusiasts or summer entertaining and includes a large shed for additional storage.

The home is well positioned for a range of local amenities, including highly regarded schooling, with Balbardie Primary School 0.4 miles away, St Mary's Primary School 0.7 miles away and Bathgate Academy just under 2 miles from the property. Bathgate Railway Station is located just over a mile away from the property and provides direct commuter services to Edinburgh in approximately 27–28 minutes, and everyday conveniences such as healthcare surgeries, grocery shops, bars and restaurants are also close by. This home is also ideally located with only a 7 minute walk to Bathgate Xcite along side it's golf course. This area is Bathgate is known for its strong community setting and well-connected suburban lifestyle.

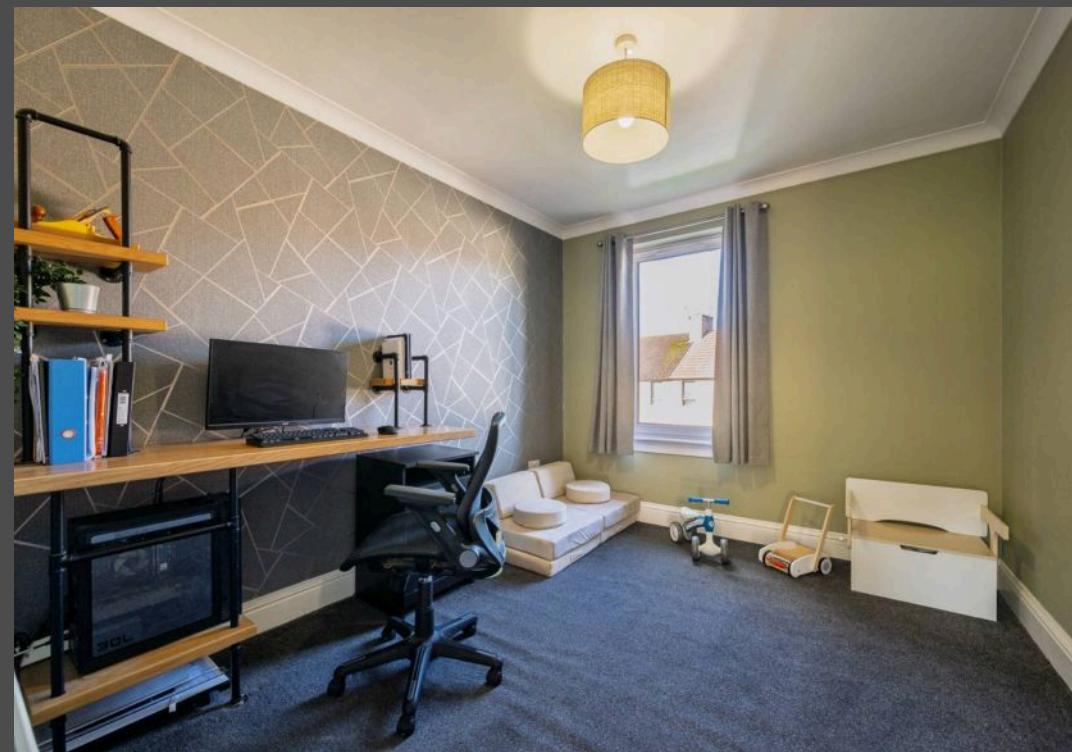
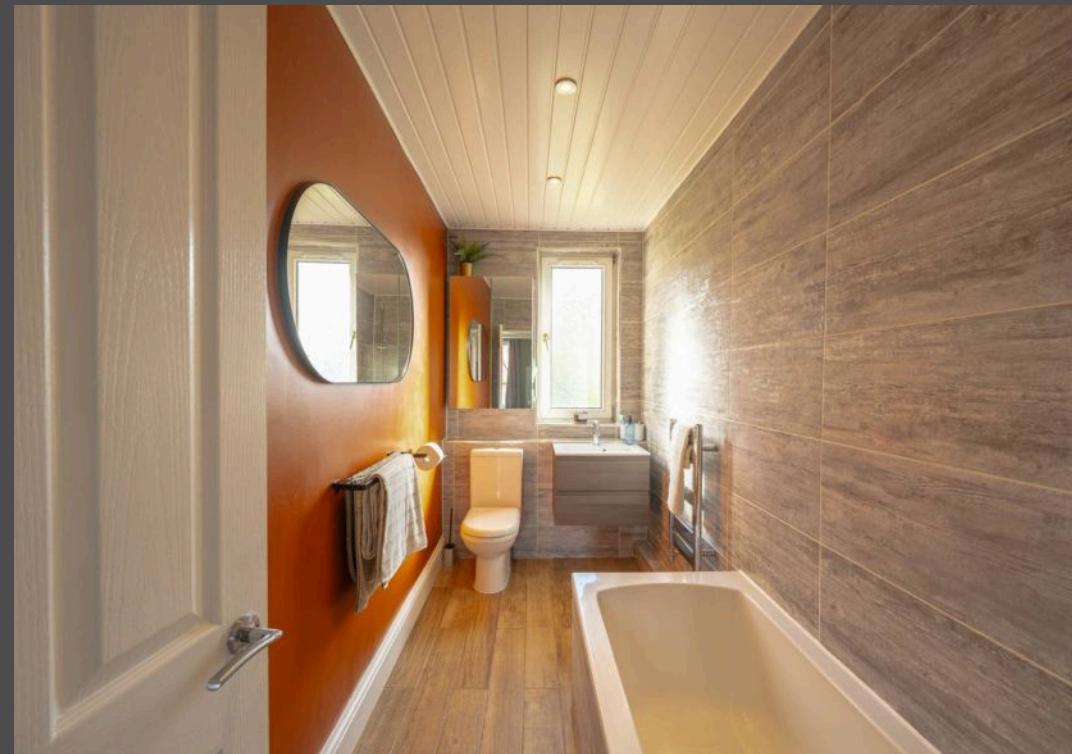
Beautifully presented with thoughtful modern touches, generous room sizes and a superb garden, this property offers a blend of style, comfort and practicality that will appeal to a range of buyers seeking a move-in-ready home in a well-connected Bathgate location.

Council Tax band: A

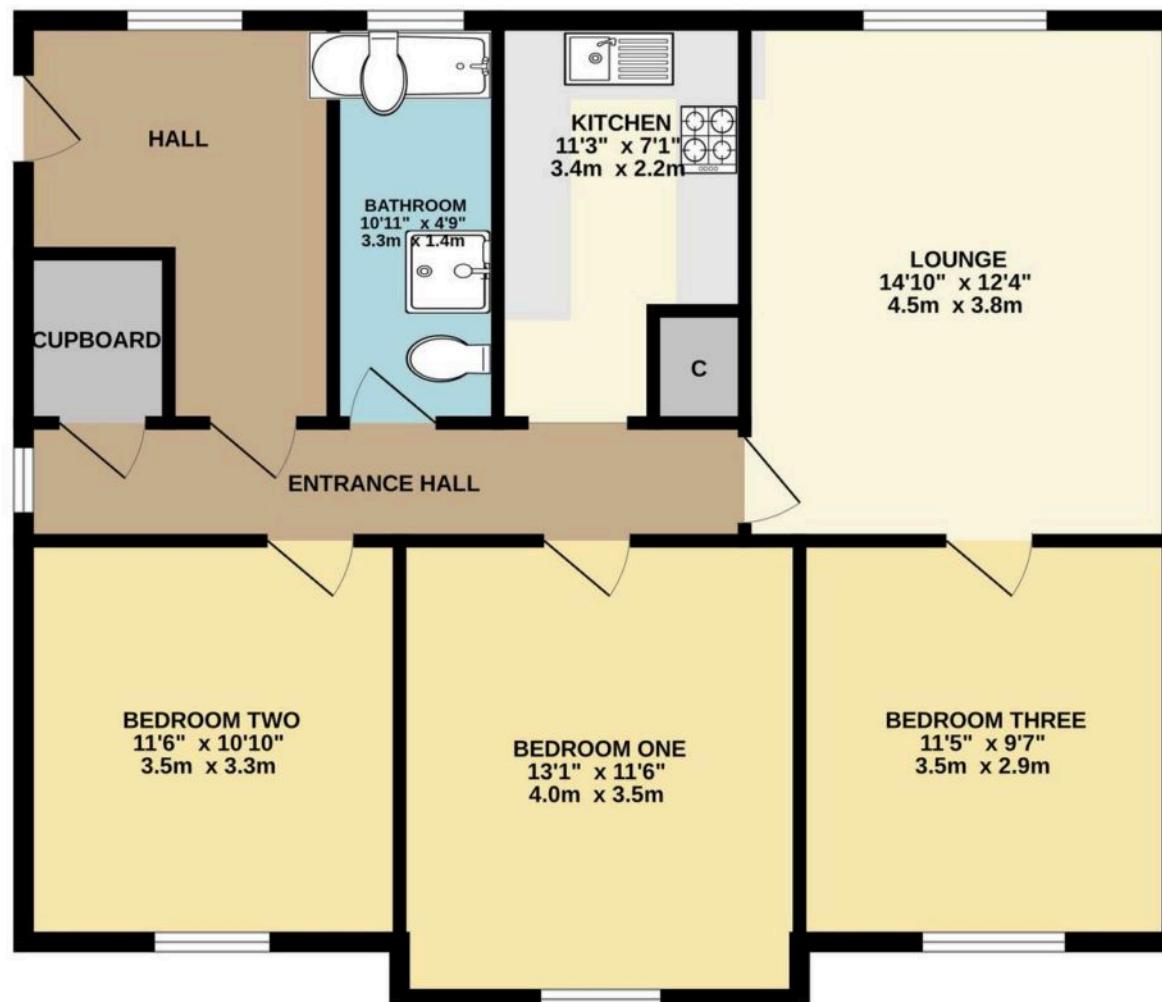
Tenure: Freehold

EPC Energy Efficiency Rating: C





## 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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