



6 Whiteside Cottages, Bathgate

Bathgate

Offers Over **£270,000**



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Welcome to Whiteside Cottages, Bathgate, a well proportioned three bedroom bungalow set in a highly convenient and well established residential location. Offering single level living, generous room sizes, and a south facing rear garden, this home presents an excellent opportunity for a wide range of buyers, including families, downsizers or those seeking flexible accommodation. There is also clear scope to create a two car driveway to the front of the property, subject to the necessary consents, adding further long term potential.

Upon entering, you are welcomed into a bright and central hallway that provides access to all main areas of the home. To the left hand side sits the spacious front facing lounge, a comfortable and inviting room featuring a gas fireplace and a large window that allows plenty of natural light to fill the space. The room easily accommodates two large sofas, with flexibility to incorporate a small dining area if desired, making it an ideal space for both everyday living and entertaining.

To the right hand side of the hallway are two well proportioned double bedrooms. Bedroom three is positioned toward the front of the property and comfortably accommodates a double bed with bedside cabinets. Bedroom two is also a generous double room and benefits from a fitted wardrobe, offering useful storage while still allowing space for additional furniture.

The principal bedroom is located to the rear of the home, providing a quieter and more private setting. This room comfortably hosts a king-size bed with bedside cabinets and benefits from a large fitted wardrobe, offering excellent storage without compromising floor space.

Further along the hallway, a useful storage cupboard provides ideal space for linen and household essentials. The main bathroom is positioned toward the rear of the property and comprises a fully tiled three piece suite with a standing shower, offering a practical and functional layout.



At the rear of the home, the kitchen provides ample worktop space and generous cabinetry, along with room for casual dining. All white goods currently within the property are included in the sale, offering immediate usability for incoming buyers. A rear door provides direct access to the south facing garden, which is a key feature of the home. Enjoying excellent sunlight throughout the day, the garden offers a great outdoor space for relaxing, gardening or hosting during warmer months.

Externally, the front of the property offers the potential to create off street parking for two vehicles, subject to the relevant approvals, while the rear garden provides a private and sunny outdoor area.

Location wise, Whiteside Cottages is ideally positioned for local amenities and commuter links. The property is within easy reach of Bathgate Academy, Bathgate Train Station, and Bathgate High Street, which offers a wide range of shops, cafés, restaurants and everyday services. Excellent road links via the M8 provide straightforward access to Edinburgh and Glasgow, making this an ideal location for commuters.

This property offers spacious single level living in a well connected location, with flexible accommodation and excellent outdoor space a solid and practical home with plenty of potential.

Home Report Value: £275,000

Square Ft: 73 m2 / 785.75 ft2

Council Tax Band: D

EPC rating: C

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