





9 Limefield Lane

Bathgate

Welcome to Limefield Lane, Bathgate, a well presented three bedroom semi detached home offered in move in ready condition and ideally positioned within a popular residential setting. With an allocated parking space, excellent storage throughout and a versatile summer house in the rear garden.

Upon entering, you are welcomed into the entrance hallway, where a useful storage cupboard positioned beside the staircase provides space for coats, shoes and everyday essentials. To the right hand side sits the spacious open plan lounge and dining area, a generous and flexible living space. The lounge comfortably accommodates two large sofas and a media wall setup, while the dining area provides space for approximately five people, making it ideal for everyday family meals or entertaining guests. Additional under stair storage further enhances the practicality of the home.

To the rear of the property is the kitchen, finished with black matte cabinetry, marble effect worktops and complementary splashback tiling. The kitchen is well equipped with a four point gas hob, integrated oven, integrated dishwasher and space for a washing machine, with the boiler neatly housed within the kitchen area. A breakfast bar provides casual seating for two, adding to the functionality of the space.

Just off the kitchen is a separate utility area, offering further storage and space for a large fridge freezer. This area leads to the downstairs WC, which is finished with chrome fittings and provides additional convenience on the ground floor.

Upstairs, the landing leads to three well proportioned bedrooms. The principal bedroom, positioned to the rear, comfortably accommodates a king size bed with bedside cabinets and benefits from a fitted wardrobe.



Bedroom two, located to the front, is another spacious double room capable of fitting a king size bed and also includes fitted storage. Bedroom three is a versatile single bedroom, ideal as a child's room, home office or dressing room, depending on individual needs. The family bathroom is fully tiled and comprises a three piece suite including a bathtub with overhead shower, chrome fittings and a heated towel rail, offering a clean and functional finish.

Externally, the property enjoys a north facing rear garden, designed for low maintenance. The summer house provides excellent additional space, suitable for use as a home office, hobby room or additional storage. The home also benefits from an allocated parking space for added convenience.

Limefield Lane is ideally situated in Bathgate, within the catchment area for Bathgate Academy and Boghall Primary School. Tesco Superstore is just minutes away, while Bathgate Train Station provides excellent rail links to Edinburgh and Glasgow. The M8 motorway is easily accessible for commuters and Bathgate High Street offers a wide selection of cafés, restaurants and local amenities. This is a fantastic opportunity to secure a well located, practical family home in one of Bathgate's established residential areas.

Sale Inclusions - fridge/freezer, dishwasher, cooker, summerhouse, blinds, curtains and curtain poles.

Home Report Value- £160,000

EPC- C

Council Tax Band- C

Square Ft- 926/ 86m2

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