



90 Stuart Terrace, Bathgate

Offers Over £130,000



## 90 Stuart Terrace, Bathgate

Welcome to Stuart Terrace, Bathgate, a beautifully presented two bedroom upper four in a block home, offering bright and spacious accommodation in an exceptionally convenient location. Finished to a high standard throughout and presented in true move in condition, this property combines modern interiors with a highly desirable setting just moments from transport links and local amenities.

Access to the property is via a private entrance, with a useful area at ground level ideal for coats, shoes and everyday essentials. A staircase leads to the main accommodation, where you are welcomed into a bright and well proportioned hallway that provides access to all rooms.

Positioned to the front of the home, the lounge is a generous and inviting space, easily accommodating two large sofas along with a media wall and additional dining furniture if desired. A large front facing window allows natural light to flood the room, while the wood effect flooring adds warmth and continuity to the space, making it ideal for both relaxing and entertaining.

To the rear of the property, the kitchen is finished to a contemporary standard and offers ample worktop and storage space. The layout allows for casual dining for two to four people and includes an integrated fridge freezer, a four point induction hob with oven and space for additional white goods. Dual rear facing windows enhance the sense of light and openness, creating a practical and welcoming kitchen environment.

The principal bedroom is an excellent size and comfortably accommodates a super king size bed with bedside cabinets, chests of drawers and wardrobe furniture. A large window provides plenty of natural light, while the room's proportions make it a calm and comfortable retreat. Bedroom two is also well sized and can accommodate a double bed with bedside cabinets.



Currently used as a flexible space, it would suit a guest bedroom, home office or dressing room and benefits from a large fitted cupboard offering excellent additional storage.

The bathroom is finished to a high standard and features a fully tiled three piece suite with a large walk in shower. Matte black fittings and contrasting white finishes give the room a sleek and contemporary feel, while the generous layout ensures both style and practicality.

Externally, the property benefits from access to a communal rear garden, with the left hand section belonging to the property. This area is south facing, offering an excellent outdoor space to enjoy sunlight throughout the day. To the front, there is ample on street parking available, with multiple bays providing convenient options for residents and visitors alike.

Stuart Terrace is superbly located within walking distance of Bathgate Train Station, offering direct and reliable links to both Edinburgh and Glasgow. Bathgate High Street is just minutes away and provides a wide range of shops, cafés, restaurants, GP practices and everyday amenities. Tesco Superstore and Bathgate Academy are also within easy reach, making this an ideal home for commuters, professionals and small families alike. Excellent road links via the M8 further enhance connectivity. This is a stylish, well maintained home in a prime Bathgate location, offering modern living with outstanding convenience an early viewing is highly recommended.

Home Report Value- £135,000

EPC - D

Council Tax Band - B

Square Ft- 764 / 71m<sup>2</sup>

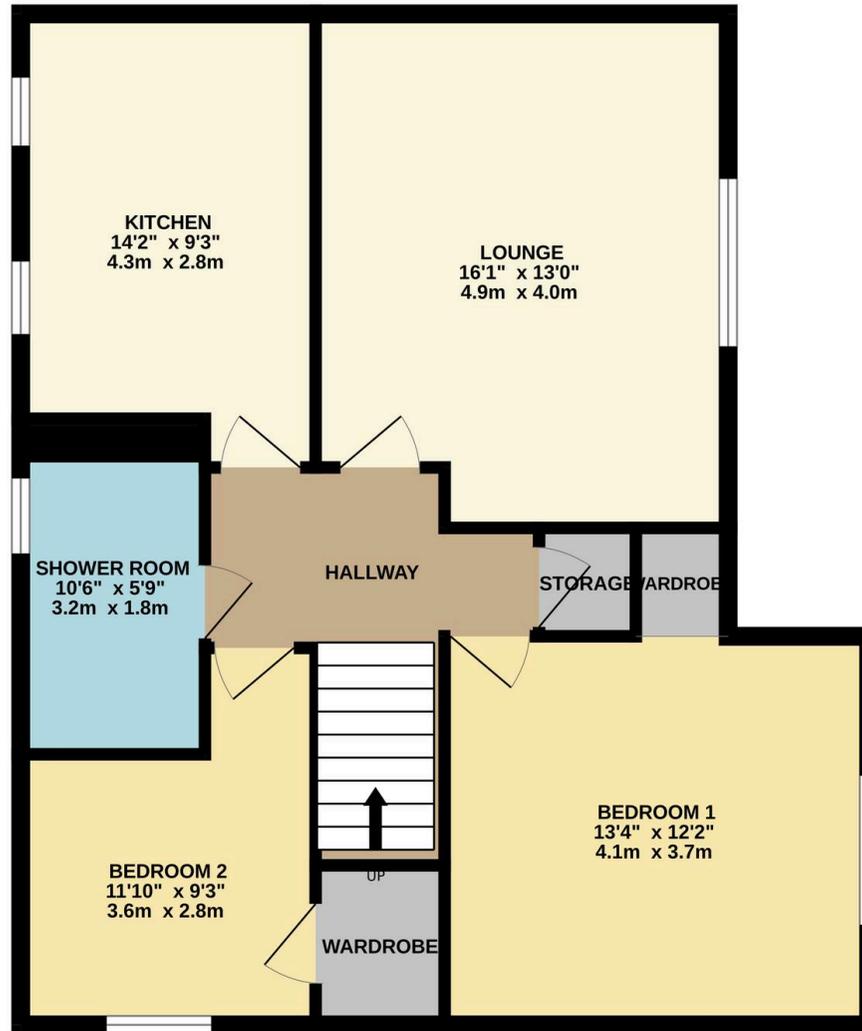
Sale inclusions: fridge/freezer, washing machine, light fittings, blinds, curtains & cooker.

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GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

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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