



11 Union Road, Bathgate

Offers Over £300,000



## 11 Union Road

### Bathgate

Welcome to Union Road, an elevated and beautifully proportioned family home set just moments from the heart of Bathgate, offering a wonderful balance of privacy, space and town centre convenience.

As you arrive through the charming timber framed front door with decorative glazed panels you will find a practical porch like area creating a convenient and welcoming buffer between indoors and out. From here you step into the main hallway, where warm wooden finishes and quality flooring immediately set the tone for the home.

To the right sits the main living room, a bright and inviting space enjoying elevated views across Bathgate. Dual effect windows flood the room with natural light, while the rich burgundy tartan carpet and neutral walls give the room a cosy, comfortable atmosphere that works beautifully for both relaxing evenings and entertaining.

Across the hallway is bedroom two, a well proportioned double bedroom that offers excellent space for freestanding furniture and enjoys lovely natural light from the front of the property.

Continuing along the hallway you are greeted by the beautifully finished family bathroom. This stylish space features a large modern bath set beneath a wide mirror that enhances the sense of space and light, complemented by glossy white wall tiles and sleek tiled flooring for a fresh, contemporary. From here there is a door leading directly into the principal bedroom, offering a semi en suite style layout.

Bedroom one is positioned to the rear of the home and enjoys peaceful views over the garden. It is a generous double room with ample space for a full range of bedroom furniture, finished in crisp white tones and complemented by a modern grey and black tartan carpet.



Across the hallway you will find the formal dining area, a bright and welcoming space with wooden flooring and a large window that fills the room with natural light. There is plenty of room here for a substantial dining table, making it ideal for family meals and hosting guests. An elegant archway leads seamlessly into the kitchen, creating a lovely flow through the home.

The galley style kitchen is sleek and contemporary, finished with high gloss white cabinetry, marble effect worktops and matching splashbacks. Long runs of workspace and integrated appliances make it highly functional, while dual windows bring in excellent natural light. A door leads through to a separate utility room, providing additional storage and laundry facilities before giving access out to the rear garden.

Stepping back into the main hallway and toward the rear of the home, you'll find the staircase leading to the upper level.

Upstairs, you are welcomed into an impressive and versatile landing area, softly carpeted and filled with natural light from Velux windows set into the sloping ceilings. This space offers fantastic flexibility and would make an ideal home office, reading nook, games area or creative space.

Bedroom three is a further double bedroom, while bedroom four offers excellent versatility and would work perfectly as a nursery, study, dressing room or playroom. Both rooms enjoy charming roofline features and lovely natural light from the velux windows.



Externally, the property benefits from a detached garage and a private driveway with space for around three vehicles, providing excellent parking and storage. Above the garage sits a fantastic roof terrace style space, offering a private elevated area ideal for summer evenings, outdoor seating or container gardening, while to the rear the low maintenance garden features a paved patio, artificial grass and a raised decking area to the side, creating multiple spaces for relaxing and entertaining outdoors.



The location of Union Road is equally impressive. Sitting just a stone's throw from Bathgate's vibrant main street, the home enjoys the convenience of town centre living while still feeling remarkably private, peaceful and secluded. Many of the rooms enjoy elevated views across the town, adding to the home's sense of space and outlook.

Within the town itself, you are just five minutes from Dental practices and doctors surgeries as well as approximately a ten minute walk from Bathgate retail park. A full range of shops including Morrisons, Tesco, Aldi and Lidl are all close by, as well as Bathgate train station, making day-to-day life incredibly convenient.

This is a home filled with warmth, character and potential, a place that has been cherished and is now ready to welcome its next chapter.

Home Report Value: £325,000

EPC - D

Council Tax Band - E

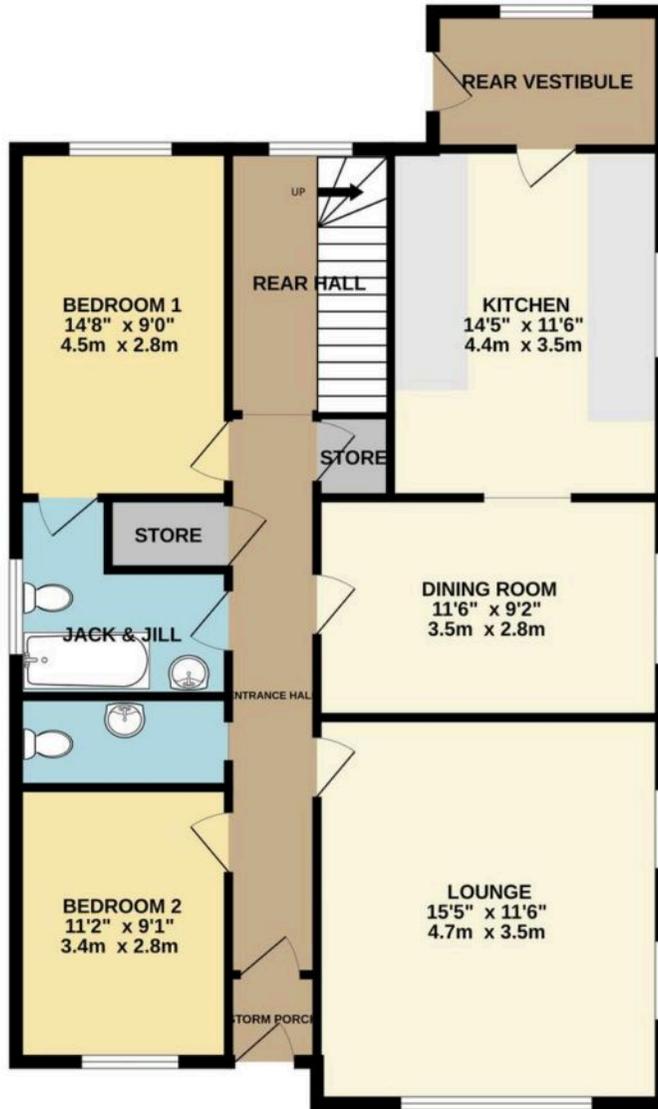
Square Ft - 142 sqm<sup>2</sup> / 1528.47ft<sup>2</sup>

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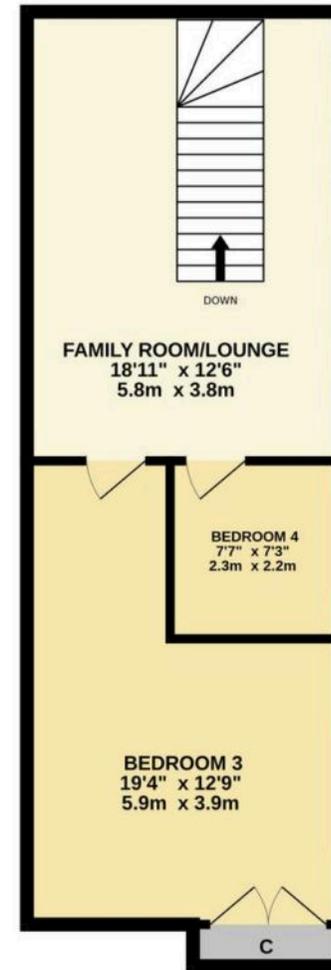




GROUND FLOOR  
1137 sq. ft. (105.6 sq.m.) approx.



1ST FLOOR  
522 sq. ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq. ft. (154.1 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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