



87 Glasgow Road, Bathgate

Offers Over £220,000



87 Glasgow Road

Bathgate

Step into timeless charm with a modern twist... This beautifully presented two bedroom semi detached bungalow, dating back to 1901, perfectly blends character features with high quality contemporary upgrades. Set within a sought after area of Bathgate and boasting a stunning south-facing garden complete with a substantial summerhouse, this is a home that truly stands out from the crowd.

On arrival, the property offers a warm and inviting first impression, with a neat frontage and private driveway, complete with EV charger, catering perfectly to modern living.

Entering through the front door, you are welcomed into a striking hallway where stylish Amtico flooring flows underfoot, complemented by elegant wall panelling and tasteful décor, immediately setting the tone for the rest of the home.

To the front of the property, the spacious lounge is beautifully presented, featuring soft neutral tones, plush carpeting, and a large window that floods the room with natural light. A contemporary stove adds a cosy focal point, creating the perfect space to relax and unwind.

Moving through, the heart of the home lies in the impressive kitchen/diner. This space has been thoughtfully designed with sleek, high gloss cabinetry, quality worktops and integrated appliances. The generous layout easily accommodates a dining area, making it ideal for both everyday living and entertaining, all while enjoying views over the rear garden.



The property offers two well proportioned bedrooms, each finished to a high standard. The principal bedroom is bright and spacious, with modern décor. The second bedroom is equally stylish and versatile, perfect as a guest room, home office or additional bedroom.

The bathroom is a true standout feature, finished with Porcelanosa tiling, luxurious underfloor heating, and high end Hansgrohe fittings. It comprises a contemporary suite including a bath and separate walk in shower, offering both practicality and a touch of indulgence.

Externally, the home continues to impress. The south facing rear garden is beautifully maintained, with a large lawn and patio area, perfect for enjoying the sun throughout the day. A substantial summerhouse with an integrated storage area sits to the rear, providing a fantastic multi functional space ideal for home working, entertaining, or relaxing.

Location wise, Glasgow Road is ideally positioned for convenient town living. The property falls within the catchment area for both Windyknowe Primary School and St Mary's Primary School, making it an excellent choice for families. Bathgate Train Station and motorway links are both just a five minute drive away, offering easy commuting across West Lothian and beyond.



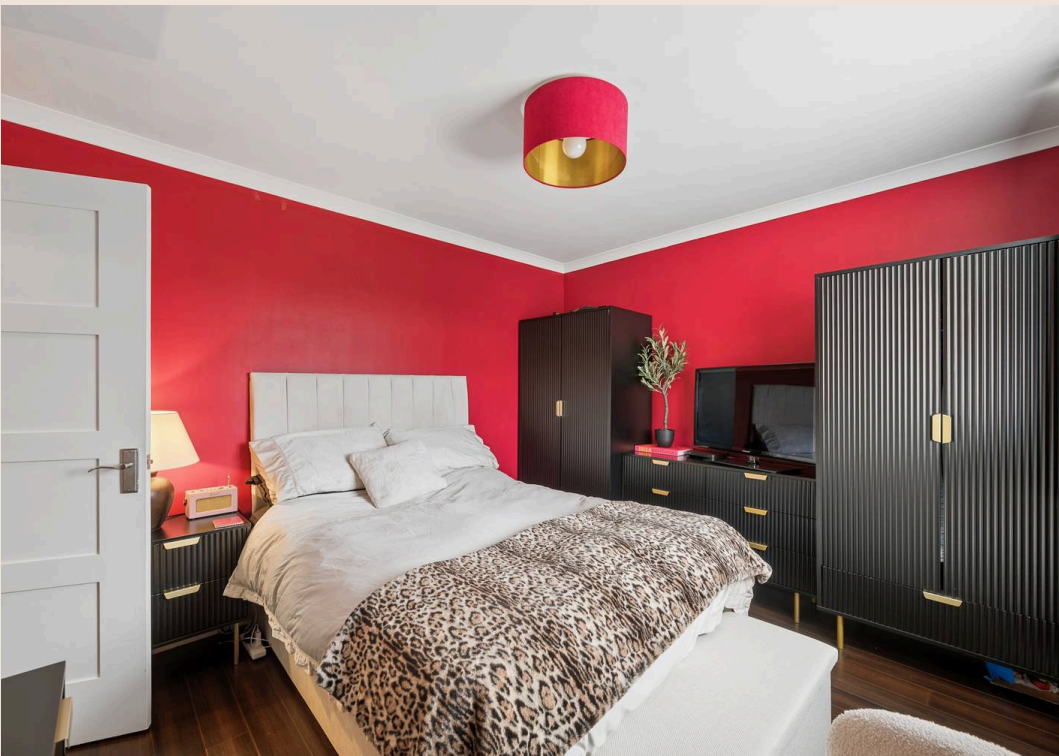
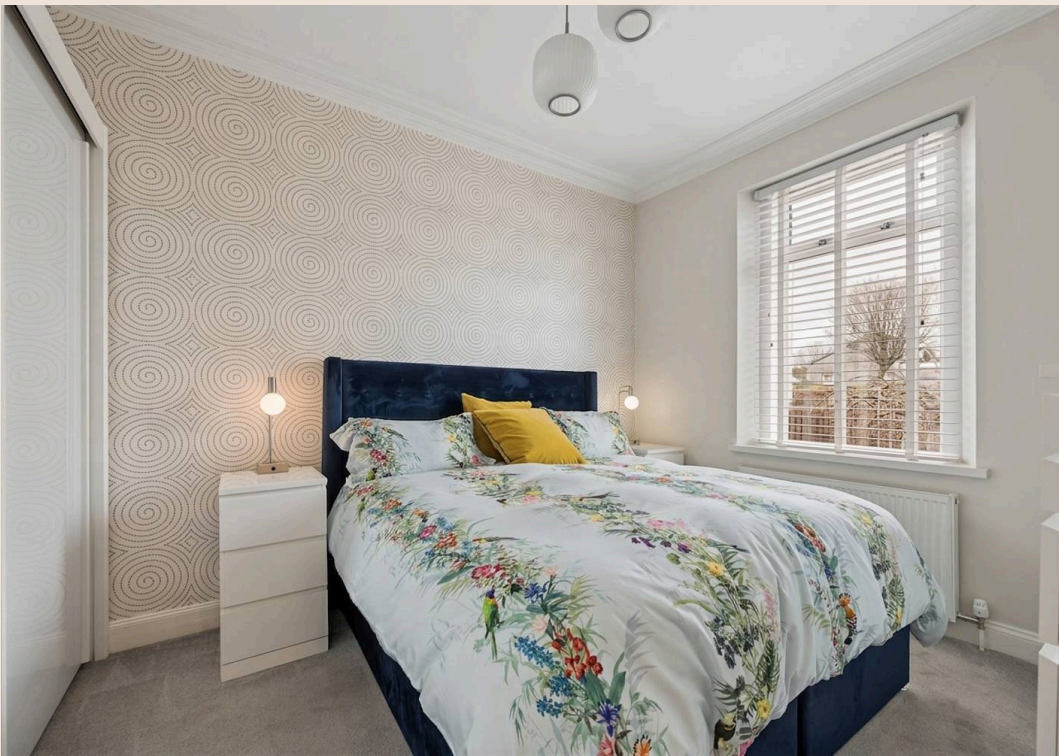
Bathgate Main Street is approximately a 10 minute walk, while a fantastic selection of cafés, bars and restaurants are nearby, including the ever popular Vim & Vigour, conveniently located on the same road as the property. Everyday amenities are also close at hand, including Morrisons, Aldi, Lidl and the Bathgate Retail Park.

This exceptional bungalow offers a rare combination of character, quality, and modern convenience, all within a desirable and well connected location.

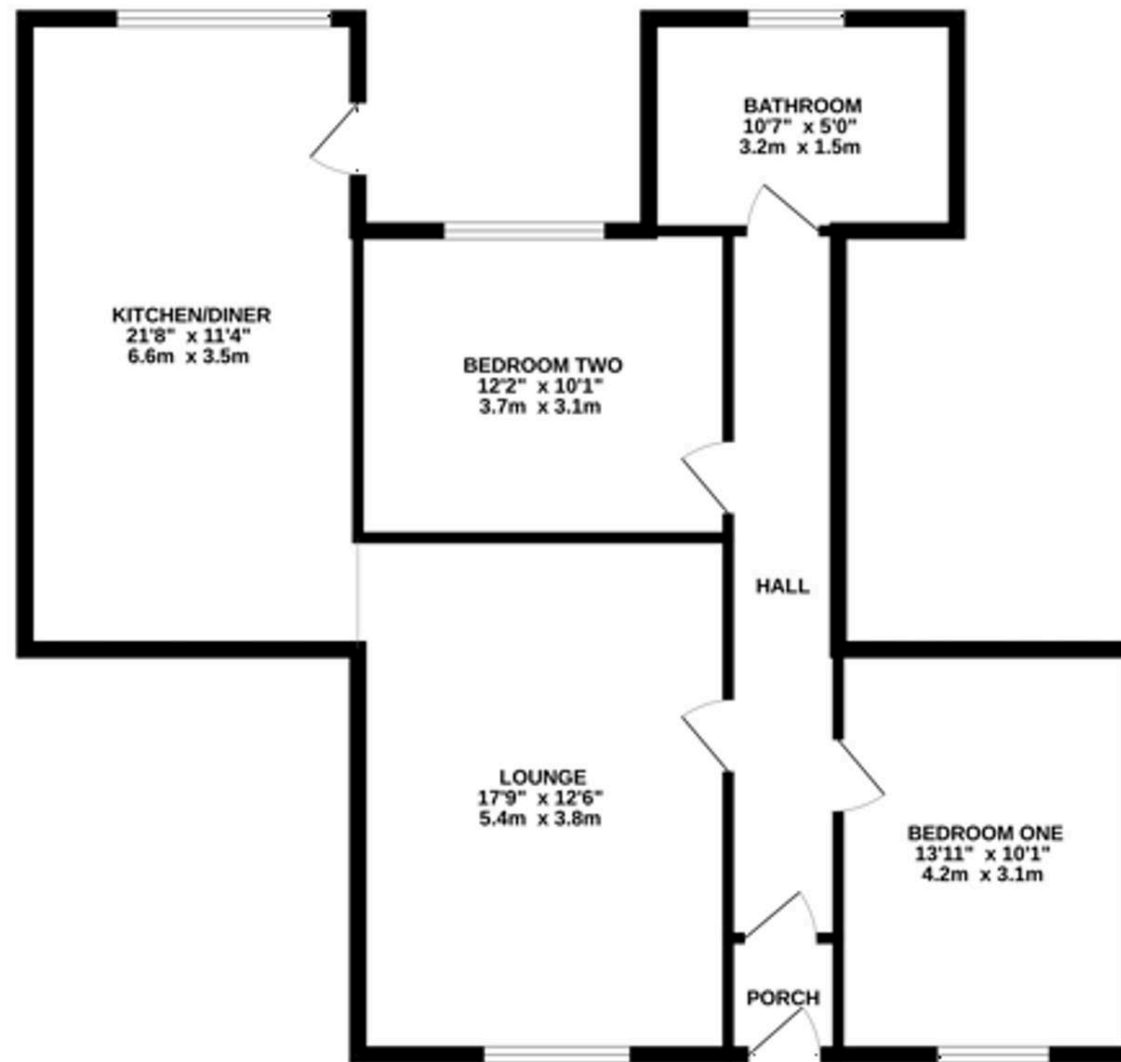
Home Report Value- £230,000 EPC - D Council Tax Band - C Square Ft- 1012/ 94m2 Sales inclusions: Dishwasher, Washing Machine, Light Fittings and Blinds

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative





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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