



51 Weir Drive, Bathgate

Offers Over £290,000



51 Weir Drive

Bathgate

Introducing Weir Drive, set within one of Bathgate's newest and most exciting residential developments, is a beautifully presented Chalmers style home by Taylor Wimpey, completed less than a year ago and offering that all important new build freshness without the wait. This impressive three bedroom semi detached property with garage instantly stands out for its crisp modern frontage, attractive stone detailing, monoblock driveway, manicured front lawn and strong kerb appeal, while the addition of solar panels brings a welcome energy efficient touch that is as practical as it is future focused. With its sleek finish, neutral palette and true move in condition throughout, this is a home that allows the next owner to simply unpack and enjoy.

Stepping inside, you are welcomed by a bright entrance hallway finished with clean soft carpeting underfoot, setting the tone for the immaculate interiors that continue throughout the property. To the right hand side sits a generous storage cupboard alongside the downstairs WC, a clever layout that not only offers day to day practicality but also gives excellent future potential to create a larger ground floor bathroom should a buyer wish to reconfigure the space. The hallway itself feels fresh, airy and completely blank canvas in style, making it ideal for buyers looking for something modern yet ready to personalise.

Heading through, the home opens into a fantastic main living area stretching the full depth of the property, creating a spacious lounge and dining room all in one. This is a wonderfully versatile room with ample floorspace to comfortably accommodate a substantial corner sofa as well as a full family dining table, all while still retaining an open and uncluttered feel. Flooded with natural light from the rear patio doors, this room feels bright from morning through to evening and offers a lovely connection to the garden beyond.



There is also a handy under stair storage cupboard tucked away here, ideal for keeping everyday essentials neatly out of sight. The neutral décor and plush carpeting continue, making this a warm and inviting family hub with plenty of room to relax, entertain and dine. From the living area you can flow directly through into the kitchen, allowing the ground floor to feel wonderfully connected while still giving each room its own purpose. The kitchen itself is sleek, contemporary and exceptionally well laid out, fitted with an abundance of crisp cabinetry, generous worktop preparation space and a full range of integrated appliances including fridge freezer, washing machine and dishwasher, creating that streamlined modern finish buyers love in a nearly new home. There is also a breakfast bar seating area perfectly positioned for casual dining, morning coffees or keeping the cook company, while the rear door leads directly out to the garden making indoor to outdoor living effortless in the warmer months.

Externally to the rear, the garden enjoys an east facing aspect meaning it catches beautiful morning sunshine and remains wonderfully bright throughout the day. Fully enclosed and offering a great level of privacy, it feels particularly secluded thanks to the line of trees behind which provide an even greener backdrop once in full leaf through summer. The garden is largely laid to lawn, giving plenty of usable outdoor space for children, pets or future landscaping, while the patio area immediately outside the doors is ideal for seating and summer dining.

Heading back through the property and upstairs, the sense of space continues with a broad and open landing area that feels much larger than many comparable new build homes. A further storage cupboard is found here, adding yet another practical touch, and from this central hallway all three bedrooms branch off, notably all genuine double rooms, something that is increasingly hard to come by in modern developments.

The principal bedroom is positioned to the rear of the home and enjoys peaceful views over the garden, creating a calm and restful setting. With generous proportions, soft neutral carpeting and ample wall space for furnishings, it comfortably accommodates a large bed while still feeling airy and uncluttered. This room is further enhanced by its own stylish en suite shower room, fitted in keeping with the rest of the home's fresh contemporary finish.





Bedroom two sits directly opposite at the front of the property and is another excellent double room. Currently utilised as a home office and additional sitting space, this room perfectly demonstrates the flexibility on offer and would work equally well as a spacious guest room, teenager's bedroom or dedicated workspace depending on a buyer's needs.

Bedroom three is located to the rear and is again a true double rather than the box room often found in newer homes. Currently arranged as a dressing room, it offers fantastic floorspace for wardrobes and storage while still easily accommodating a double bed, making it ideal as a third bedroom, nursery or hobby room.

Completing the upper floor is the family bathroom, a bright and impressively spacious room finished with modern tiling around the bath, clean sanitaryware and a large privacy window which fills the room with natural light. Fresh, crisp and beautifully maintained, it continues the same turnkey standard seen throughout the home.

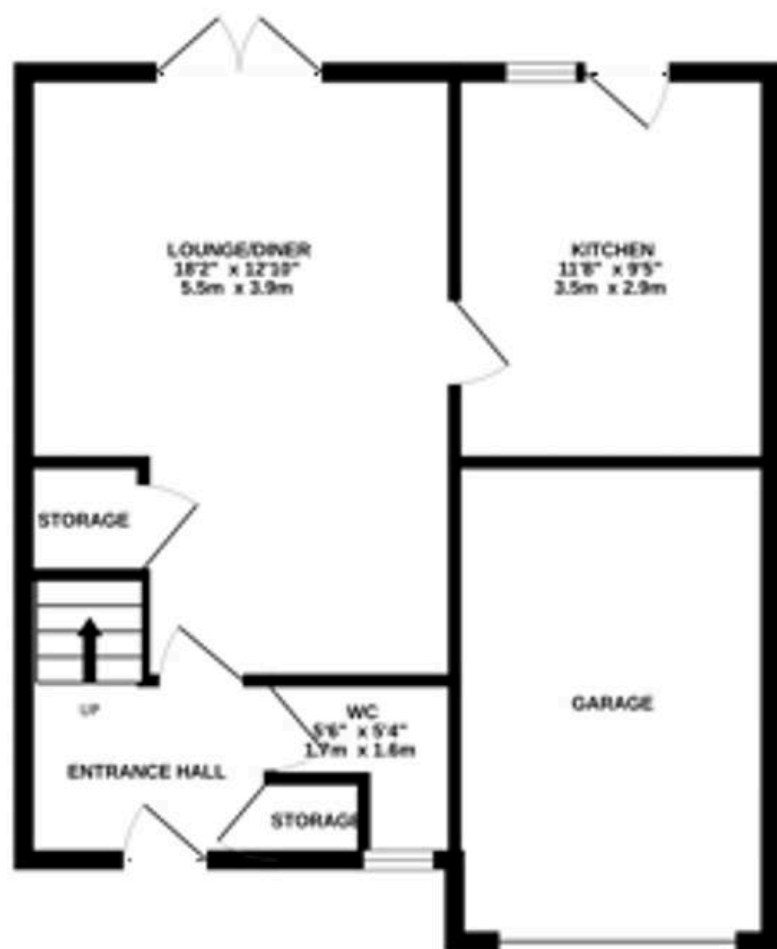
Weir Drive enjoys a prime position within this sought after modern development on the edge of Bathgate, offering buyers the perfect balance of peaceful residential living and everyday convenience. Families will particularly appreciate being within the catchment area for Windyknowe Primary School and Armadale Academy, while commuters are exceptionally well served with Bathgate and Armadale train stations both within easy reach, providing direct links to both Edinburgh and Glasgow. A wide range of local amenities are close by including supermarkets, cafés, doctors surgeries, leisure facilities and nearby road links connecting quickly to the M8, making this an ideal location for those needing accessibility without compromising on a quieter neighbourhood feel. Combining the appeal of a nearly new home, excellent commuting options and family friendly surroundings, this is a property that ticks every box for modern living.

Home Report Value- £295,000 EPC - B

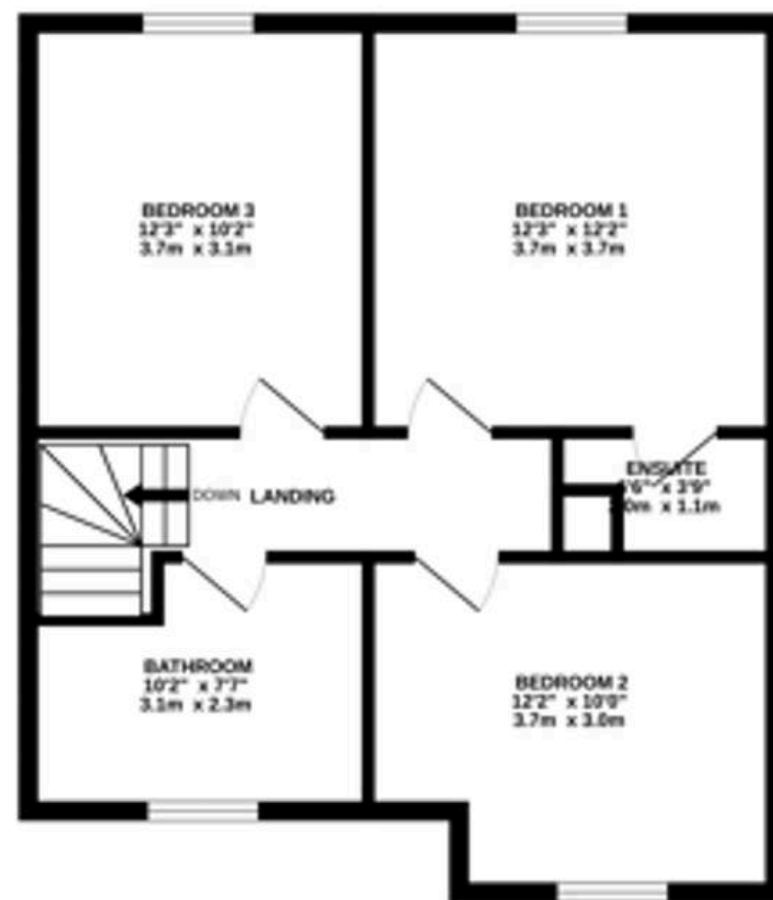
Council Tax Band - E Square Ft- 1012/94m2



GROUND FLOOR



1ST 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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