



41 Hillhouse Avenue, Bathgate

Offers Over £175,000



## 41 Hillhouse Avenue

### Bathgate

Step into this beautifully refurbished three bedroom semi detached home on Hillhouse Avenue, Bathgate, enjoying an elevated position that enhances both its kerb appeal and sense of privacy. Having undergone a comprehensive renovation, including a stunning new kitchen and contemporary bathroom, this property offers a true turn key opportunity and is presented to the market chain free.

On entering, you are welcomed into a bright and inviting central hallway, finished in fresh neutral tones and complemented by plush newly fitted carpets that flow seamlessly throughout the home. The lounge is an impressive space, generous in size and bathed in natural light, creating an elegant yet comfortable setting for both relaxing and entertaining. Its proportions easily allow for a dedicated dining area, offering flexibility to suit modern living.

The newly installed kitchen is a real highlight, thoughtfully designed with sleek white high-gloss cabinetry, contemporary work surfaces, and integrated appliances. The clean lines and modern finish create a sophisticated space, while ample storage and preparation areas ensure it is as practical as it is stylish, all enhanced by views over the rear garden.

Upstairs, the property continues to impress with three well proportioned bedrooms, all beautifully presented with fresh décor and soft carpeting, creating calm and comfortable retreats. The principal bedroom is particularly spacious and bright, while the second bedroom offers excellent proportions. The third bedroom provides versatility, ideal as a nursery, guest room or home office.

The brand new family bathroom has been finished to a high standard, featuring a full sized bath with overhead shower and sleek wet wall panelling, delivering a modern and polished aesthetic.



Externally, the fully enclosed rear garden offers a generous outdoor space with excellent potential for landscaping, entertaining or family enjoyment.

Hillhouse Avenue is ideally positioned within Bathgate, making it a fantastic choice for families seeking both convenience and a strong sense of community. The area is well served by a selection of highly regarded primary and secondary schools, along with nearby nurseries, providing excellent educational options within easy reach.

Bathgate itself offers a wide range of everyday amenities, including supermarkets, cafes, restaurants and leisure facilities, ensuring everything you need is close at hand. For families who enjoy the outdoors, there are a number of parks, play areas and green spaces nearby, perfect for weekend walks and children's activities.

Commuters are particularly well catered for, with Bathgate Train Station offering regular services to both Edinburgh and Glasgow, while the nearby M8 motorway provides straightforward road links across the central belt.

Combining a peaceful residential setting with excellent local amenities and transport connections, this location is perfectly suited to modern family living.

Having been finished to an excellent standard throughout, this is a home where every detail has been carefully considered, allowing the new owner to simply move in and enjoy.



Home Report- £180,000

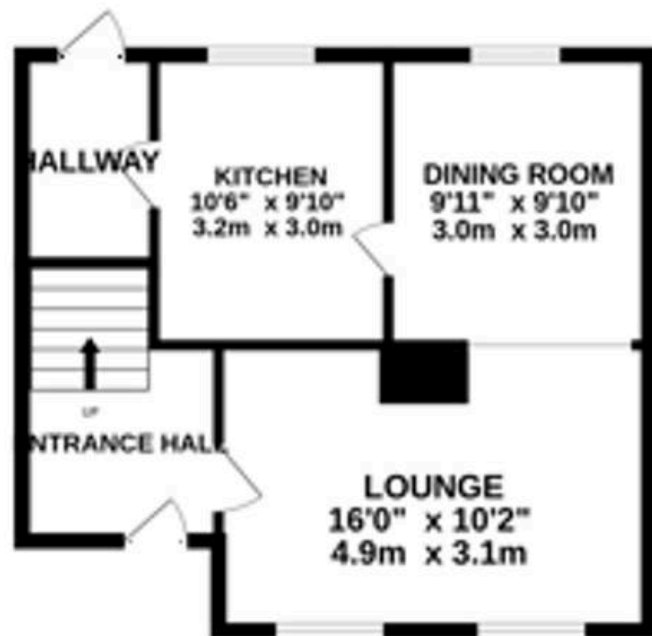
EPC - D

Council Tax Band - B

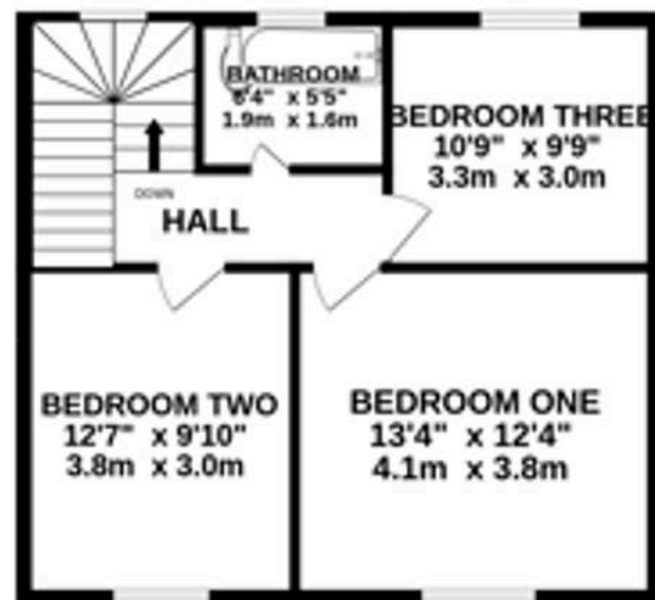
Square Ft- 1003/ 93m2



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.

Made with floorpax ©2025



## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

