



30 Limefield Road, Bathgate

Offers Over £135,000



30 Limefield Road

Bathgate

Situated within the ever popular area of Bathgate, Limefield Road presents a beautifully maintained three bedroom family home in true move in condition, offering bright, versatile accommodation over two levels and a layout that flows effortlessly for modern day living. Perfectly positioned for families and commuters alike.

On entering the home, you are welcomed into a bright entrance hallway which immediately gives a lovely sense of the space on offer, with the staircase leading to the upper level while a split stair arrangement guides you down into the main living accommodation below. It is a home that has been freshly presented throughout, with crisp neutral décor, plush grey carpeting and an immaculate finish that allows any buyer to simply unpack and settle in.

Heading down into the lower level, the kitchen sits to the left hand side and the lounge to the right, with both rooms cleverly connecting to create a wonderful circular flow through the home. This practical yet sociable layout works exceptionally well for day to day family life, allowing movement seamlessly between cooking, dining and relaxing spaces without feeling closed off.

The kitchen itself is a fantastic size, fitted with an extensive range of warm oak toned wall and base cabinetry paired with generous worktop space and contemporary flooring underfoot. There is ample room for a family dining table positioned by the window, creating an ideal breakfasting or casual dining area, while excellent built-in storage further enhances the practicality of this room. Bright, airy and naturally functional, it is a space that comfortably caters to busy households while still feeling inviting.

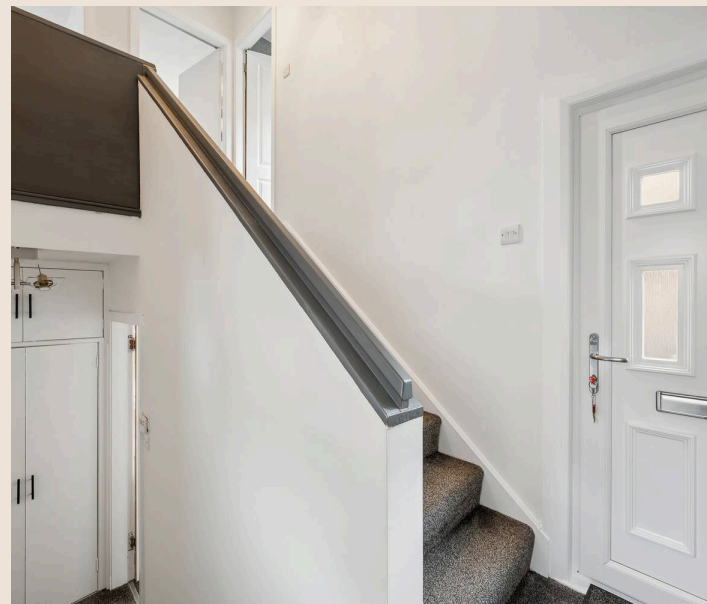


From here you can continue through into the main lounge, a fantastically proportioned reception room with a notably cosy yet spacious feel. The generous footprint easily accommodates multiple seating arrangements, making it a room designed equally well for relaxing evenings in or entertaining guests. Flooded with natural light from both the rear window and full patio doors, this room enjoys a bright open outlook while the soft neutral palette and immaculate presentation continue the move in ready feel seen throughout the home.

The patio doors draw you naturally outside and open onto a fantastic south facing rear garden, perfectly positioned to enjoy sunshine across the day. The elevated timber deck directly from the lounge creates an excellent outdoor seating and entertaining area, ideal for summer dining or simply unwinding in the sun, before stepping down to the remainder of the garden which has been designed with ease of maintenance in mind. Decorative stone chips, raised planting beds, mature boundary hedging and a greenhouse create a space that feels both practical and private, with plenty of room for keen gardeners, children or pets alike. A particularly convenient feature here is the parking positioned directly behind the rear fence, meaning this rear garden and patio door access will often become the most frequently used day to day entrance into the home, adding a level of practicality buyers will instantly appreciate.

Returning upstairs, the upper landing is again beautifully presented with that same plush carpeting underfoot and also benefits from an excellent run of built in storage cupboards, offering invaluable concealed storage rarely found in modern homes and perfect for linens, household items and everyday family essentials.

Directly ahead as you come up the stairs is Bedroom Two, currently utilised as a substantial double home office. This room highlights the versatility of the accommodation perfectly, with ample floorspace to comfortably house multiple desk setups, shelving and additional furnishings while still retaining the proportions of a genuine bedroom should required.





Positioned next to this is Bedroom One, the principal bedroom of the home. This is a particularly calming and generously sized room, with ample surrounding floorspace for freestanding bedside furnishings. Soft neutral décor, excellent natural light and open elevated outlooks create a peaceful retreat feel, while the proportions allow for a full double bedroom setup with ease.

At the end of the corridor you will find Bedroom Three, currently dressed as a charming guest bedroom. Despite being the third bedroom, this is another excellent size and comfortably accommodates a double bed. The deep green soft furnishings, warm accent pieces and bright white walls create a welcoming and restful atmosphere, making this a room that feels far more substantial than many typical third bedrooms and ideal for guests, teenagers or growing families.

Completing the upper level is the stunning family bathroom, finished to an exceptionally high standard with a far more contemporary design than expected. A sleek gloss vanity unit offers excellent integrated storage, paired beautifully with a crisp white suite, chrome fittings and bath with overhead rainfall style shower and glass screen. The striking dark textured wall panelling gives the room a luxurious hotel inspired feel, while the window allows for natural ventilation and light, creating a bathroom that is every bit as stylish as it is functional.

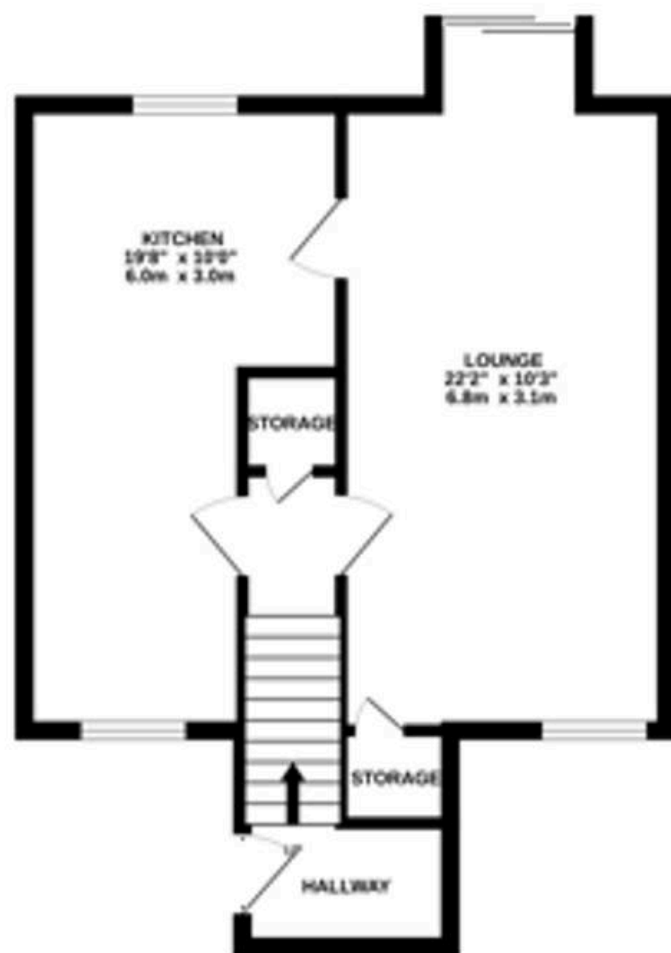
Limefield Road is ideally situated in Bathgate, within the catchment area for Bathgate Academy and Boghall Primary School. Tesco Superstore is just minutes away, while Bathgate Train Station provides excellent rail links to Edinburgh and Glasgow. The M8 motorway is easily accessible for commuters and Bathgate High Street offers a wide selection of cafés, restaurants and local amenities. This is a fantastic opportunity to secure a well located, practical family home in one of Bathgate's established residential areas.

Home Report- £140,000 EPC - D

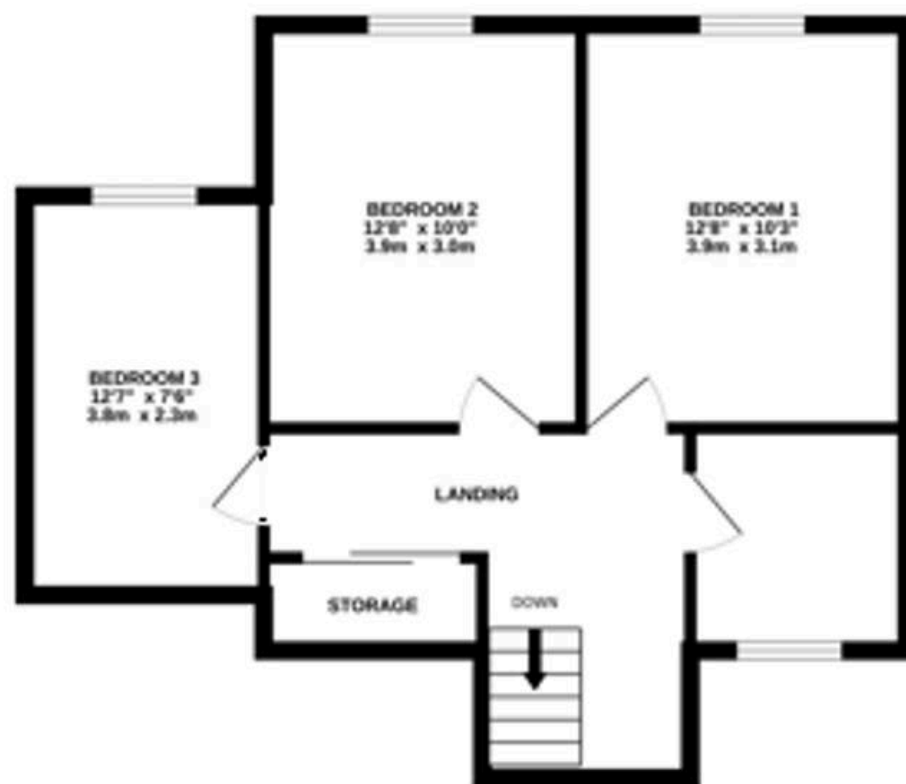
Council Tax Band - B Square Ft- 1001/ 93sq



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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