



30 Mill Road, Harthill

Offers Over £125,000



30 Mill Road, Harthill, Shotts

Welcome to Mill Road, Harthill, a beautifully presented semi detached home offering stylish interiors, generous outdoor space and true move in condition throughout.

From the outset, this property makes a fantastic first impression with its strong kerb appeal, neat exterior and expansive monoblocked driveway providing excellent off street parking for multiple vehicles. The addition of solar panels offers a practical modern benefit, helping to enhance the home's energy efficiency while keeping running costs in mind.

Stepping inside, you are welcomed by a bright entrance hallway which immediately sets the tone for the rest of the property with its fresh décor and well maintained finish. Positioned to the left at the front of the home is the inviting main living room, a warm and comfortable space flooded with natural light from the front facing window. Beautifully styled yet completely versatile, this room offers the perfect setting for both cosy evenings in and entertaining guests, with a calm neutral palette that allows buyers to instantly envision making it their own.

This room flows seamlessly through into the rear kitchen, creating a lovely natural layout to the ground floor. The kitchen itself is both practical and beautifully presented, fitted with an excellent range of cabinetry and worktop space whilst still comfortably allowing room for a small dining table. There is a wonderful sense of light throughout, helped by lovely outlooks over the rear garden and tucked to the back of the kitchen is an excellent additional storage cupboard providing that all important extra practicality for household essentials. With direct access leading straight out to the garden, this space works effortlessly for day to day family living as well as summer hosting.



Externally, the rear garden is a real highlight. Fully enclosed and wonderfully private, this is a total sun trap offering the ideal place to relax, dine outdoors or enjoy time with family and friends. The low maintenance setup means it can be enjoyed with very little upkeep, while still providing a generous amount of usable outdoor space. Heading upstairs, the same sense of care and presentation continues across the upper level. Positioned to the rear of the property is Bedroom Two, currently utilised as the main bedroom, and this is an incredibly impressive double room. The statement panelled feature wall creates a lovely focal point behind the bed, while there is ample floor space for freestanding furnishings alongside large wardrobes and bedside furniture without the room ever feeling compromised. With peaceful garden views and a soft neutral finish, this room feels calm, stylish and incredibly comfortable.

To the front of the property is Bedroom One, presently arranged as a dual home office, showcasing just how flexible this room can be. Whether required as a further bedroom, nursery, dressing room or dedicated workspace, it offers excellent proportions and natural light, making it a hugely adaptable part of the home to suit a variety of buyer needs.

Completing the upper floor is the family bathroom, finished in a sleek contemporary style with full height tiling for a crisp polished look. Fitted with an enclosed shower, this room has been exceptionally well maintained and offers a fresh feel.

Mill Road is set within the popular village of Harthill, offering a peaceful residential setting with excellent day to day amenities and strong transport links, ideal for a range of buyers. The village itself provides convenient access to local shops, healthcare services and schooling, including Harthill Primary School (approx. 0.5 miles), Greenrigg Primary School (approx. 1.5 miles), Whitburn Academy (approx. 3.5 miles) and Armadale Academy (approx. 4.5 miles), while more extensive retail, dining and leisure facilities can be found in nearby Bathgate, Livingston and Airdrie, all within a short drive.

Throughout, Mill Road has clearly been lovingly cared for and thoughtfully maintained by the current owners. Fresh, neutral and presented as a true blank canvas, this is a home ready for its next owners to simply unpack and enjoy from day one.

Home Report- £130,000

EPC - C

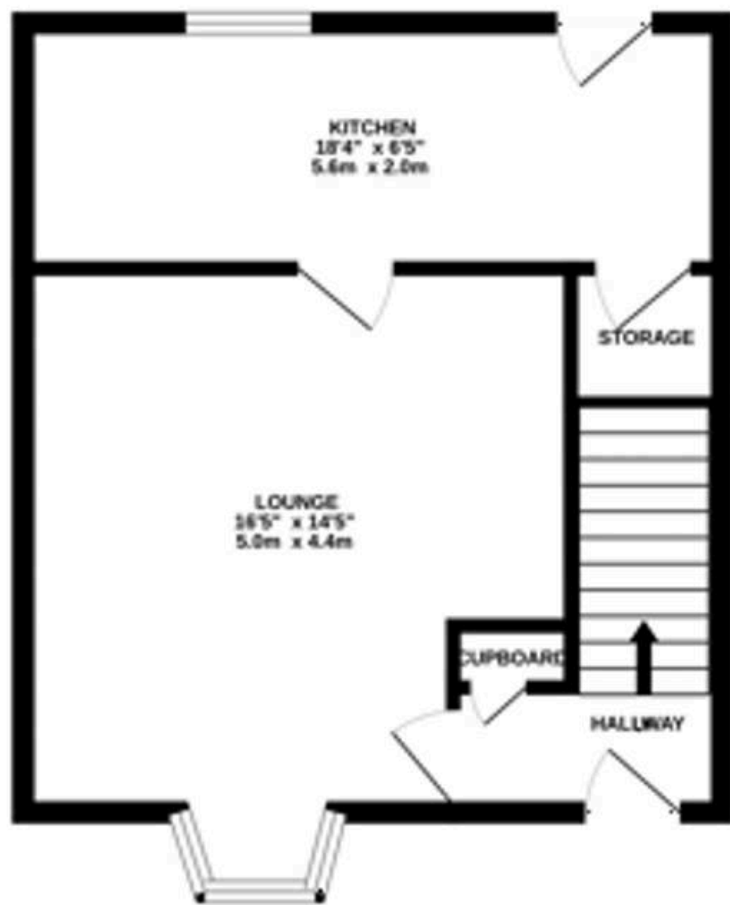
Council Tax Band - A

Square Ft- 732/ 68m2

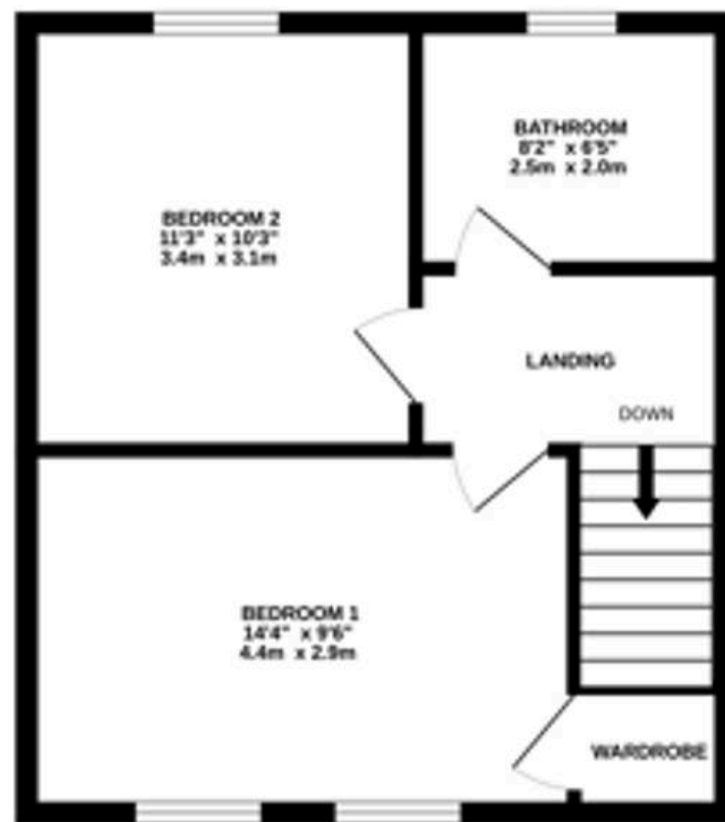




GROUND FLOOR



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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