



69 Baillie Avenue, Harthill

Offers Over £235,000



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Tucked away at the end of a quiet cul de sac in the ever popular Baillie Avenue is a beautifully presented three bedroom detached bungalow offering flexible living accommodation, a private driveway, detached garage and wonderfully low maintenance outdoor space, making it an ideal home for a wide range of buyers. From the moment you arrive, the property immediately gives off a warm and welcoming feel, with its attractive position, neat exterior and spacious layout all adding to the appeal.

Stepping inside, you are welcomed into a bright central hallway finished with modern flooring and warm timber accents which flow beautifully throughout the home. Immediately to the right hand side sits the contemporary family bathroom, beautifully finished with stylish wet wall panelling, modern sanitary ware and a large curved glass shower enclosure with dual rainfall style shower fittings, creating a sleek and luxurious feel while still remaining highly practical. The warm flooring and crisp neutral décor continue the move in ready feel that runs throughout the property.

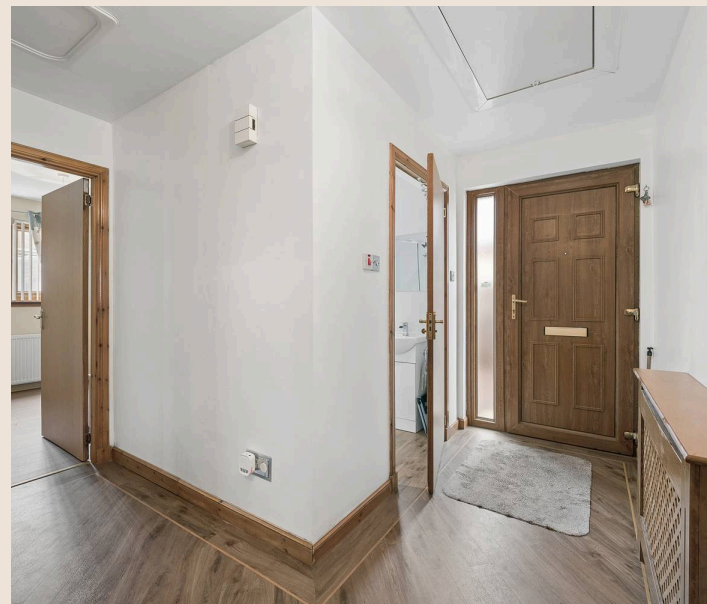
Directly ahead from the entrance hallway, you'll find the spacious main lounge positioned at the front of the property. This is a fantastic sized living area flooded with natural light from the large front facing window, creating a bright yet cosy atmosphere. The room has been tastefully decorated in neutral tones and centred around an attractive fireplace, making it the perfect place to relax or entertain. The generous proportions easily accommodate large furnishings while still retaining a lovely sense of openness.

Back into the hallway, the first room on the left hand side is Bedroom One, a spacious double bedroom offering excellent proportions along with ample room for freestanding furniture and storage. The room benefits from modern flooring, soft neutral décor and plenty of natural light, creating a calm and comfortable space.



Continuing further down the hallway, you'll find Bedroom Two positioned towards the rear of the property, currently utilised as a children's playroom. This versatile room benefits from built-in wardrobe storage and would work equally well as another generous double bedroom, guest room or home office depending on the buyer's needs. Bedroom Three is also located along the hallway and is currently set up as a nursery, again showcasing the flexibility of the accommodation on offer while still comfortably accommodating bedroom furniture. To the rear of the home is where the property truly comes into its own, opening up into the fantastic open plan kitchen and conservatory space which forms the real heart of the home. The kitchen itself offers an excellent range of cabinetry and worktop space along with integrated appliances and a highly sociable breakfast bar area, perfect for casual dining, morning coffees or entertaining guests while cooking. The layout flows seamlessly through to the conservatory, creating an additional living and dining area overlooking the rear garden. Flooded with natural light through the surrounding glazing and French doors, this is a wonderful spot to unwind and enjoy the garden views all year round.

Externally, the rear garden has been thoughtfully designed to be both low maintenance and highly usable, with a combination of decking, artificial lawn and stone chipped areas creating multiple spaces for outdoor seating and entertaining. Thanks to its positioning, the garden enjoys sun throughout the day, making it the perfect setting for summer gatherings or simply relaxing outdoors. The property further benefits from a detached garage along with a private driveway, providing excellent parking and additional storage.

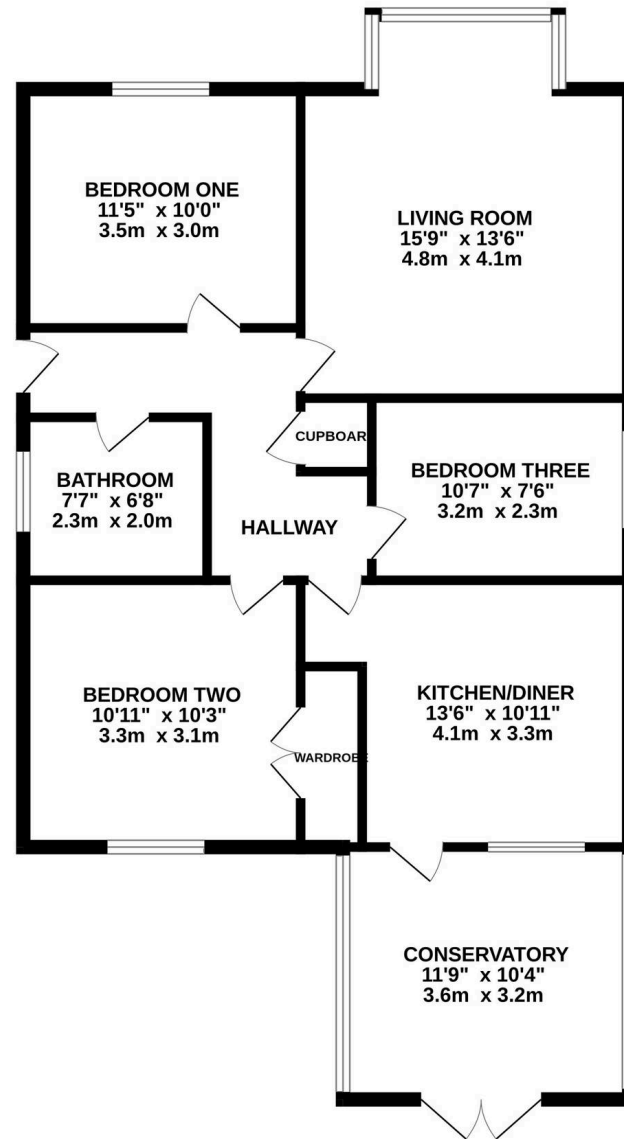


Baillie Avenue is ideally located in the heart of Harthill, offering easy access to local amenities including shops, cafés and the health centre. Greenrigg Primary School is nearby, along with excellent transport links via the M8, making commuting to both Edinburgh and Glasgow straightforward. Further amenities can be found in nearby Whitburn, including a Tesco Superstore, Home Bargains and Starbucks, while Polkemmet Country Park offers fantastic outdoor space, scenic walks and leisure facilities.

A fantastic opportunity to secure a stylish, move in ready bungalow in a convenient and well connected location. Home Value- £245,000
EPC - C
Council Tax Band - D
Square Ft- 883/ 82m2



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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