



10 Baillie Avenue, Harthill

Offers Over £260,000



10 Baillie Avenue, Harthill

Welcome to Baillie Avenue, a beautifully presented three bedroom detached bungalow with far more to offer than first meets the eye. With stylish interiors, an en-suite shower room, generous gardens, a detached garage and an incredible garden room currently transformed into a private bar and games room, this is a home packed with standout features. Immaculately presented and ready to enjoy, it offers the perfect combination of comfortable single level living, fantastic outdoor space and a brilliant set up for entertaining, both inside and out.

Stepping inside, there is a lovely sense of quality and care throughout. Contemporary oak internal doors, modern flooring and a soft, neutral colour palette create a polished yet homely finish, while the accommodation itself offers an excellent balance of comfortable living space and everyday practicality. Two useful storage cupboards within the hallway provide additional space for keeping everyday essentials neatly tucked away.

The lounge is a particularly generous reception room, with plenty of space for substantial furniture while still retaining an open and comfortable feel. A large bay window allows natural light to pour into the room and creates an attractive focal point, while plush carpeting, feature wallpaper and carefully considered décor give the space a warm and inviting atmosphere. It is a room that feels equally suited to relaxed evenings at home and spending time together with family and friends.

The dining kitchen is another fantastic space and has been designed with everyday living in mind. Gloss white cabinetry is complemented by wood effect worktops and a rich feature splashback, while integrated appliances include an oven and microwave alongside a gas hob.



There is ample room for a dining table, making this a wonderfully sociable space for everything from busy weekday mornings to relaxed meals at home. A window looks out across the rear garden, while a door provides direct access outside, creating an easy connection between the home and garden during the warmer months.

The property offers three beautifully presented bedrooms, each with its own character and providing excellent flexibility. One of the bedrooms benefits from an impressive amount of fitted storage, helping to keep the space streamlined and uncluttered, while the addition of a private en-suite shower room brings another level of convenience to the accommodation.

The remaining two bedrooms are equally well presented, continuing the home's stylish, contemporary feel with soft carpeting and tasteful décor. Both offer comfortable proportions with space for bedroom furniture, making them ideal as bedrooms for family or guests, while also providing the flexibility to create a dedicated home office if desired.

Completing the internal accommodation is the family bathroom, finished in a fresh contemporary style with a modern vanity unit, bath with shower over and glass screen, complemented by a chrome heated towel rail. Together with the separate en-suite, the property offers excellent bathroom provision for everyday family life.

Outside, Baillie Avenue really comes into its own. The generous rear garden has been thoughtfully landscaped to create an outdoor space that is attractive, spacious and wonderfully usable. Areas of lawn, artificial grass and decorative stone are complemented by established planting, with plenty of room for outdoor furniture, summer barbecues and entertaining. The different areas give the garden real character and provide plenty of opportunity to enjoy the outdoors throughout the warmer months.

Sitting at the far end of the garden is undoubtedly one of the home's most memorable features. A substantial detached garden room has been transformed into an impressive private bar and games room, creating a fantastic entertaining space completely separate from the main house.





Currently arranged with a fitted bar and stools, pool table, comfortable seating areas and wall-mounted TVs, with French doors opening directly onto the garden, it is a brilliant addition to the property. Whether hosting friends, watching the football, enjoying family celebrations or simply having somewhere separate to unwind, this is a space designed to be enjoyed.

To the front and side, the property benefits from a generous driveway leading to the detached garage, providing excellent off street parking alongside valuable additional storage, while the established front garden creates an attractive and welcoming approach to the home.

Baillie Avenue is a home that combines the ease of single level living with the space, style and additional features that can be so difficult to find. Beautifully presented throughout, with three bedrooms, an en-suite, generous living accommodation, detached garage and an exceptional garden complete with its own bar and games room, this is a property with genuine personality and a lifestyle offering that needs to be seen to be fully appreciated.

Situated in Greenrigg, on the edge of Harthill, Baillie Avenue enjoys a fantastic position for those looking to combine a quieter residential setting with excellent everyday amenities, schooling, outdoor space and particularly strong commuter connections.

Families are well catered for, with local primary schooling and nursery provision within the surrounding area, alongside further education options across Harthill and West Lothian. Harthill itself provides a range of useful local shops and services, while Harringtons Restaurant offers a popular spot for dining close to home.

For those who enjoy the outdoors, Polkemmet Country Park is only a short drive away and provides a fantastic place to make the most of the surrounding countryside. With woodland walks, open green spaces and family friendly facilities, it is ideal for everything from weekend walks and dog walking to days out with the children.



The location is particularly appealing for commuters. Easy access to the M8 places both Edinburgh and Glasgow within convenient reach by car, making Greenrigg an excellent base for anyone travelling throughout the central belt. Public transport connections are another real advantage. Scottish Citylink's 902 service stops in Greenrigg itself, providing convenient connections towards Glasgow as well as Livingston and Edinburgh Airport. Nearby Harthill Services is also served by the Citylink 900, offering frequent direct coach services between Glasgow and Edinburgh and providing an excellent alternative to commuting by car.

Combining a strong local community with countryside close at hand and excellent road and public transport connections to both Edinburgh and Glasgow, Greenrigg and Harthill offer an incredibly convenient setting for family life and commuting alike.

Home Report Value- £270,000

EPC - C

Council Tax Band - D

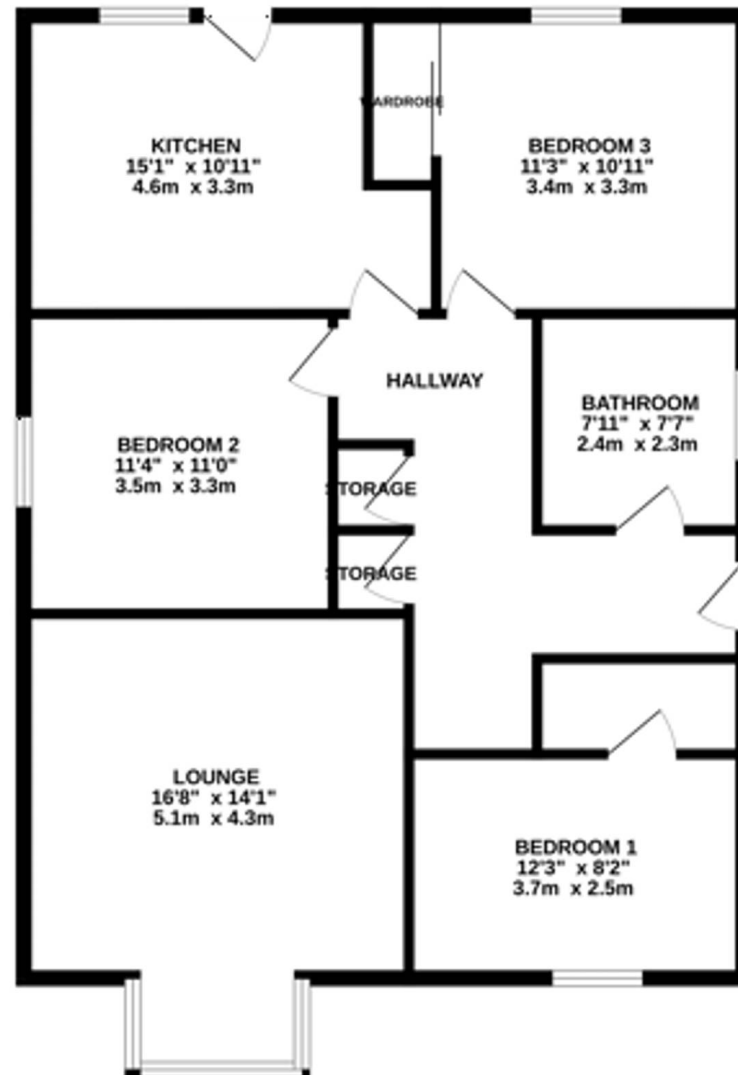
Square Ft- 893/ 83m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropix 6/2016



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

