



17 Strathyre Place, Stoneyburn, Bathgate, West Lothian, , EH47 8BE

Bright and Tastefully Presented, Two-Bedroom Semi-Detached House with Gardens

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Property Description

Bright and tastefully presented, this two-bedroom semi-detached house benefits from private rear gardens. Conveniently situated on a quiet side street in the popular Stoneyburn area, Bathgate.

The accommodation comprises an entrance hallway, a spacious living and dining room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom.

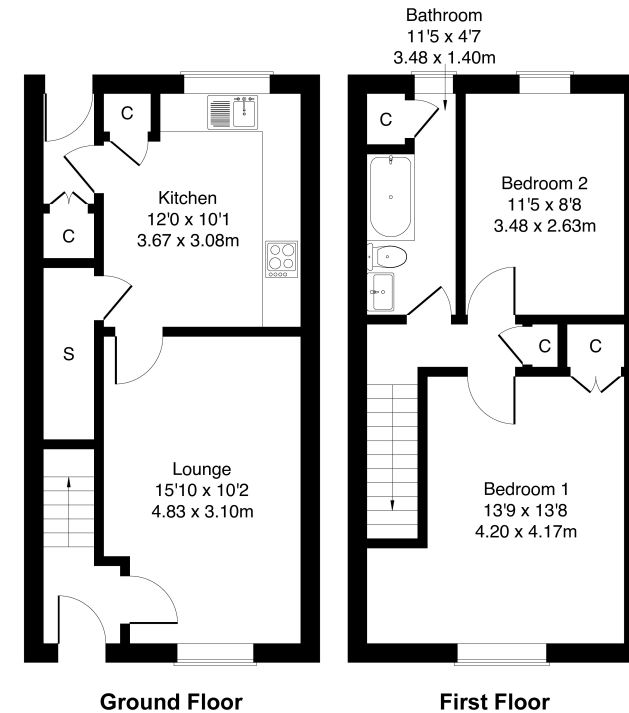
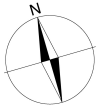
Offering generous room sizes and a pleasant leafy outlook, the property further features a fitted kitchen with integrated appliances and contemporary flooring throughout. Additional benefits include double glazing, gas central heating, excellent storage, and light, neutral décor.

Externally, the property enjoys a well-maintained patio and rear garden, while unrestricted on-street parking is available to the front.

Upon entering, you are greeted by a bright and welcoming hallway that immediately showcases the tasteful neutral décor carried throughout the home. The generously sized lounge offers a comfortable and versatile living space, finished with modern flooring and enhanced by large windows that allow natural light to pour in. With plenty of room for a substantial seating arrangement and additional furnishings, it is perfectly suited to both everyday living and entertaining guests. Positioned to the rear, the contemporary kitchen has been thoughtfully designed with sleek cabinetry, contemporary worktops, and splashback tiling, offering ample storage, space for freestanding appliances, and enough room for a family dining table.

From here, you have access to the fully enclosed garden. Upstairs, the accommodation comprises two spacious double bedrooms. The principal bedroom provides a peaceful retreat with space for a double or king-size bed alongside freestanding furniture, while the second bedroom offering excellent flexibility. Completing the accommodation is the stylish family bathroom, fitted with contemporary fixtures and a modern suite, including a full-size bath with an overhead shower, offering the perfect balance of practicality and comfort.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bathgate is ideally positioned for commuters, with excellent transport links to both Edinburgh and Glasgow, making it a popular choice for professionals and families. The town offers a comprehensive range of amenities, including several supermarkets, respected primary and secondary schools, and a varied selection of high street retailers, independent shops, bars, cafes and restaurants. For additional shopping, the nearby town of Livingston is home to The Centre and

Livingston Designer Outlet, two of Scotland's leading retail destinations. Bathgate also provides plenty for leisure and outdoor enthusiasts, featuring two golf courses and the Balbardie Park of Peace, which includes the local sports centre with a wide range of facilities. Scenic escapes are within easy reach, with Beecraigs, Almondell and Polkemmet Country Parks offering beautiful landscapes for walking, cycling and family outings.





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