



Solicitors & Estate Agents



Offers Over
£195,000

24 Colinshiel Street

Bathgate | West Lothian | EH48 2AS

Boasting an enviable east-west orientation, exceptional interior styling and high-quality fixtures and fittings throughout, this beautifully presented three-bedroom semi-detached home offers contemporary family living in a peaceful cul-de-sac setting. Ideally positioned within easy reach of local schools, excellent transport links and the wide range of amenities available in Bathgate, the property combines a desirable location with thoughtfully designed accommodation, private gardens and off-street parking.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The welcoming interior is centred around a spacious east-facing lounge, beautifully finished with a striking feature accent wall, plush carpeting and bespoke built-in cabinetry. A living flame fireplace set within an attractive mantel creates an elegant focal point, while the large picture window allows natural light to pour into the room, creating a warm and inviting living space. To the rear, the impressive dining kitchen has been designed with both style and functionality in mind. Fitted with sleek white gloss wall and base units, marble-effect worktops and classic metro-tiled splashbacks, it provides ample storage and preparation space. Integrated appliances include an oven, induction hob and extractor hood, while the adjoining utility room offers additional practicality and provides direct access to the enclosed rear garden. The family bathroom is fully tiled and offers a white three piece suite, shower over the bath and vanity storage. The property offers three generously proportioned double bedrooms, providing flexible accommodation for families, guests or those working from home. Two of the bedrooms benefit from built-in storage, ensuring excellent everyday practicality while maintaining clean, uncluttered interiors.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property continues to impress with attractive private gardens to both the front and rear. The front garden has been landscaped with a neat artificial lawn for ease of maintenance, while the enclosed west-facing rear garden enjoys afternoon and evening sunshine. Designed for outdoor living, it features a combination of paving and lawn together with a garden shed, creating an ideal space for entertaining, relaxing or family enjoyment.

Completing the property is a monoblock driveway providing off-street parking, in addition to residents' parking within the cul-de-sac.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Colinshiel Street is situated within an established residential area of Bathgate, a popular West Lothian town offering an excellent range of amenities and convenient transport links. The property is well placed for access to Bathgate town centre, where a variety of shops, cafés, restaurants, supermarkets and everyday services can be found, with larger supermarkets also available within the surrounding area. Morrisons and Iceland Supermarket Bathgate provide convenient options for everyday shopping.

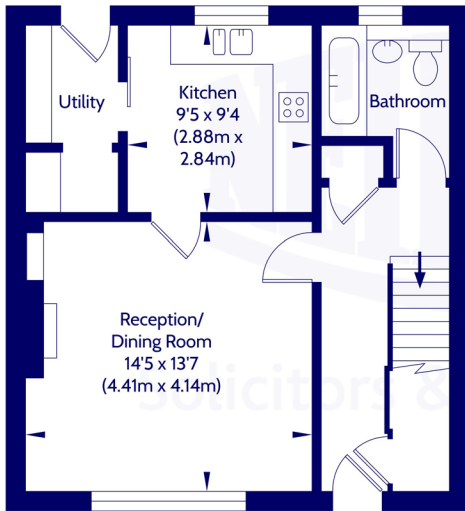
Bathgate benefits from excellent transport connections, with Bathgate railway station providing regular services towards both Edinburgh and Glasgow, making the town particularly attractive to commuters. The surrounding road network also provides straightforward access to the wider West Lothian area, including Livingston, Linlithgow and Edinburgh, as well as the central Scotland motorway network. The area is well served by a range of educational facilities, with primary schooling available locally and Bathgate Academy providing secondary education. West Lothian Council lists a number of primary schools and nurseries serving the Bathgate area, including Balbardie, Boghall, Simpson, St Columba's and St Mary's, together with Bathgate Academy. For recreation and leisure, Bathgate offers a variety of sporting and community facilities, parks and open spaces, while the wider Bathgate Hills provide opportunities for walking and enjoying the surrounding countryside. Ravenraig Woodland and Witchcraig Woodland are among the local outdoor attractions, offering established walking routes and scenic surroundings. Overall, Colinshiel Street offers a convenient residential setting with easy access to local amenities, schooling, leisure facilities and excellent transport connections, making it an appealing location for families, first-time buyers and commuters alike.



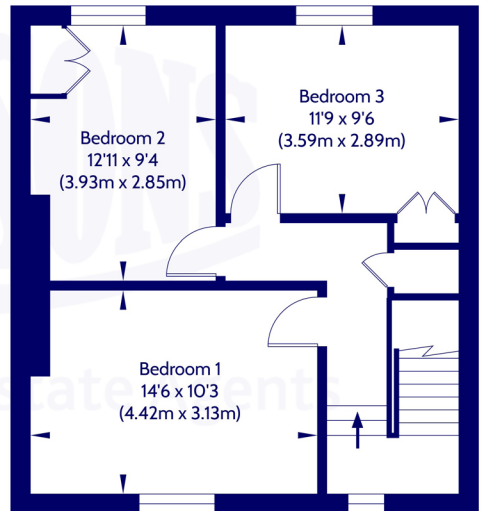


Approx. Gross Internal Floor Area 94 Sq M / 1013 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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