

4 Millburn Road

WESTFIELD, BATHGATE, EH48 3BT



A superb three-bedroom semi-detached villa, situated within a highly sought-after area of Westfield



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa, situated within a highly sought-after area of Westfield, Bathgate. Having been thoughtfully renovated by the current owner, this impressive home offers generous and flexible accommodation arranged over two levels and would appeal to a wide variety of buyers, whether looking for a first home, a growing family property or their next move.

Thoughtfully designed to maximise the available natural light, the property enjoys a bright and contemporary ambience, with pleasant outlooks to both the front and rear. Generous room proportions, modern specifications and stylish décor combine to create a comfortable and versatile home.

THE LOUNGE



The property is accessed via a welcoming hallway, providing entry to the principal rooms on the ground floor. The immediately impressive lounge is flooded with natural light and features a charming fireplace, creating a warm and cosy focal point to the room.

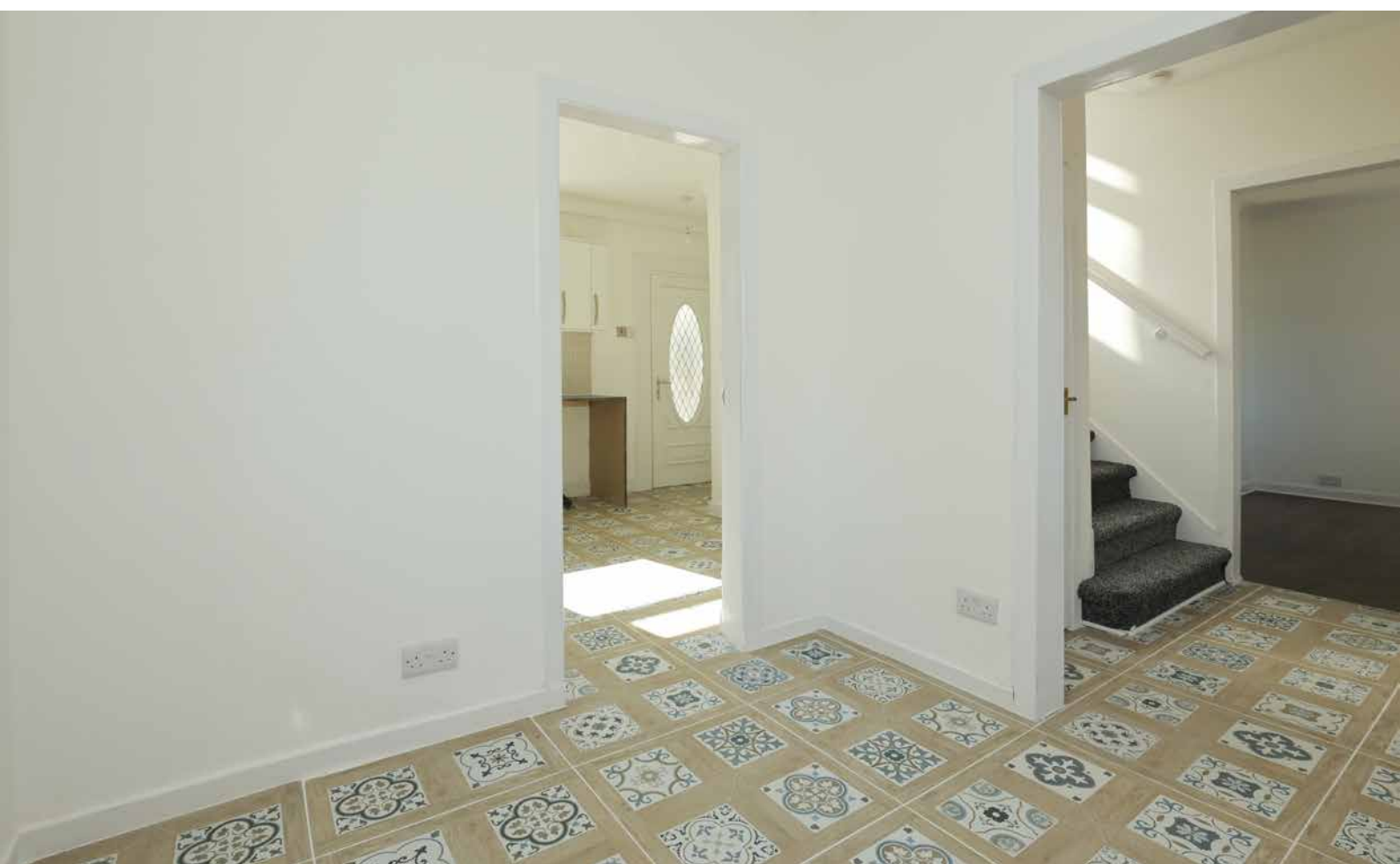
THE KITCHEN



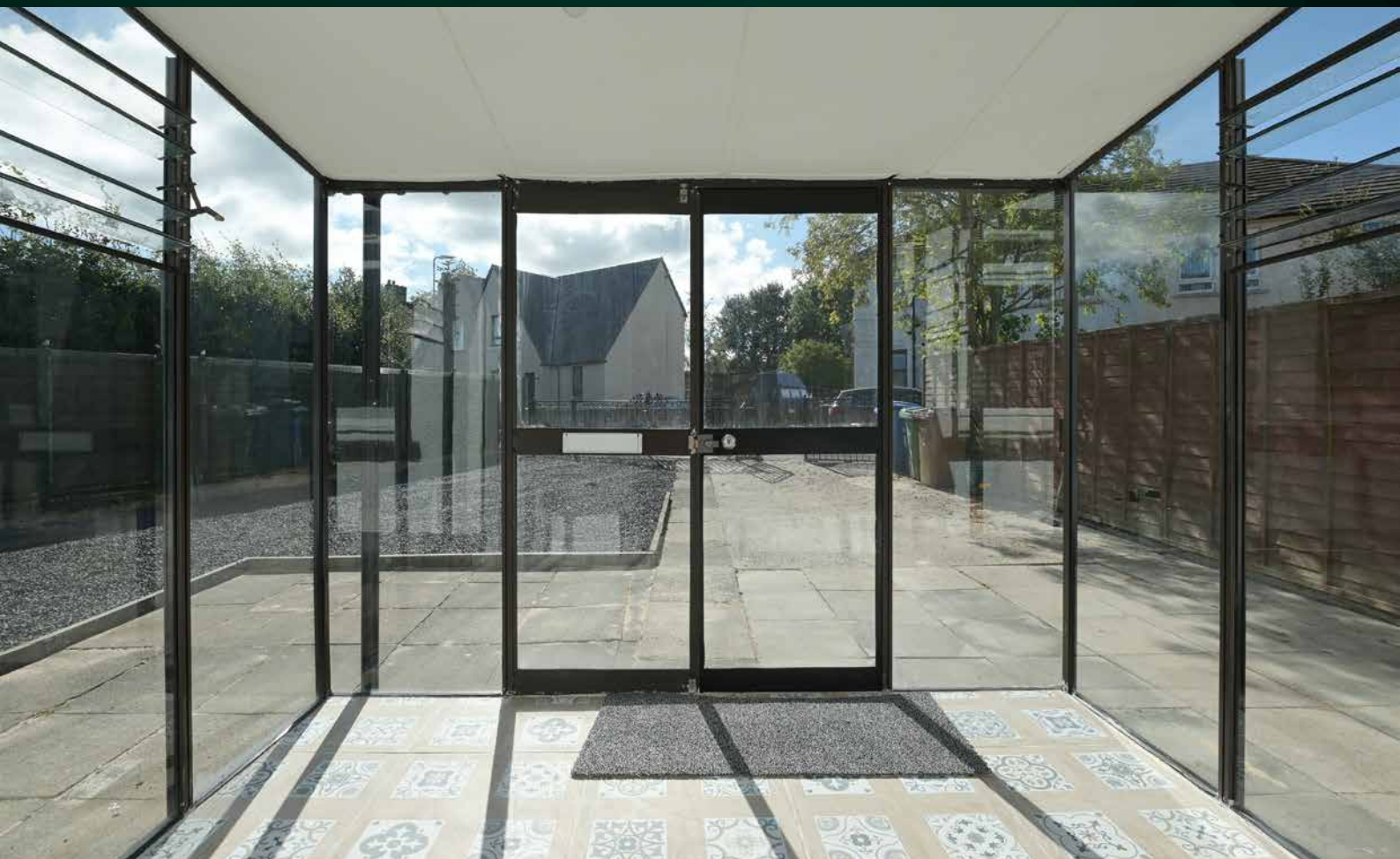
The kitchen forms a superb hub of the home and features a modern range of floor and wall-mounted units, complemented by a striking worktop and integrated appliances. There is also plumbed space for additional freestanding appliances. The separate dining area provides a stylish and practical space, perfect for everyday family life or entertaining guests. A useful WC completes the accommodation on this level.



THE DINING ROOM



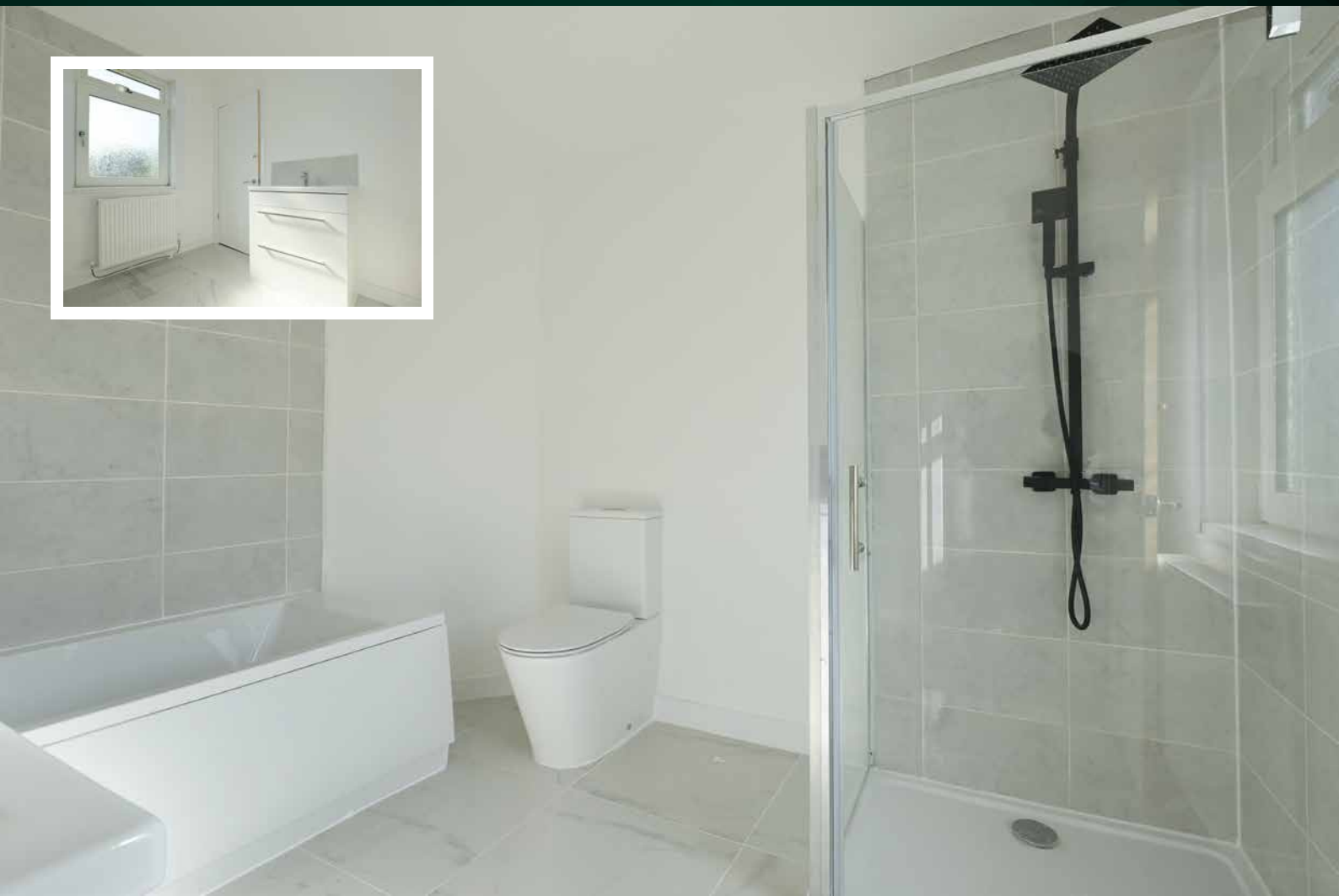
THE CONSERVATORY





Upstairs, there are three well-proportioned, bright and airy bedrooms, each offering excellent space for a range of furniture configurations and additional freestanding pieces if required. The stunning four-piece family bathroom completes the impressive internal accommodation and provides a luxurious space to relax and unwind.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the property benefits from private front and rear gardens. The rear garden is accessed via a bright porch and is fully enclosed, providing a secure and private environment for children and pets. A large area of off-road parking provides excellent convenience, with a detached garage situated to the rear.

The front of the property enjoys lovely open views across the surrounding countryside, adding to the appeal of this peaceful and desirable setting.

Further benefits include double glazing and gas central heating, providing additional comfort and efficiency throughout the home.

EXTERNALS

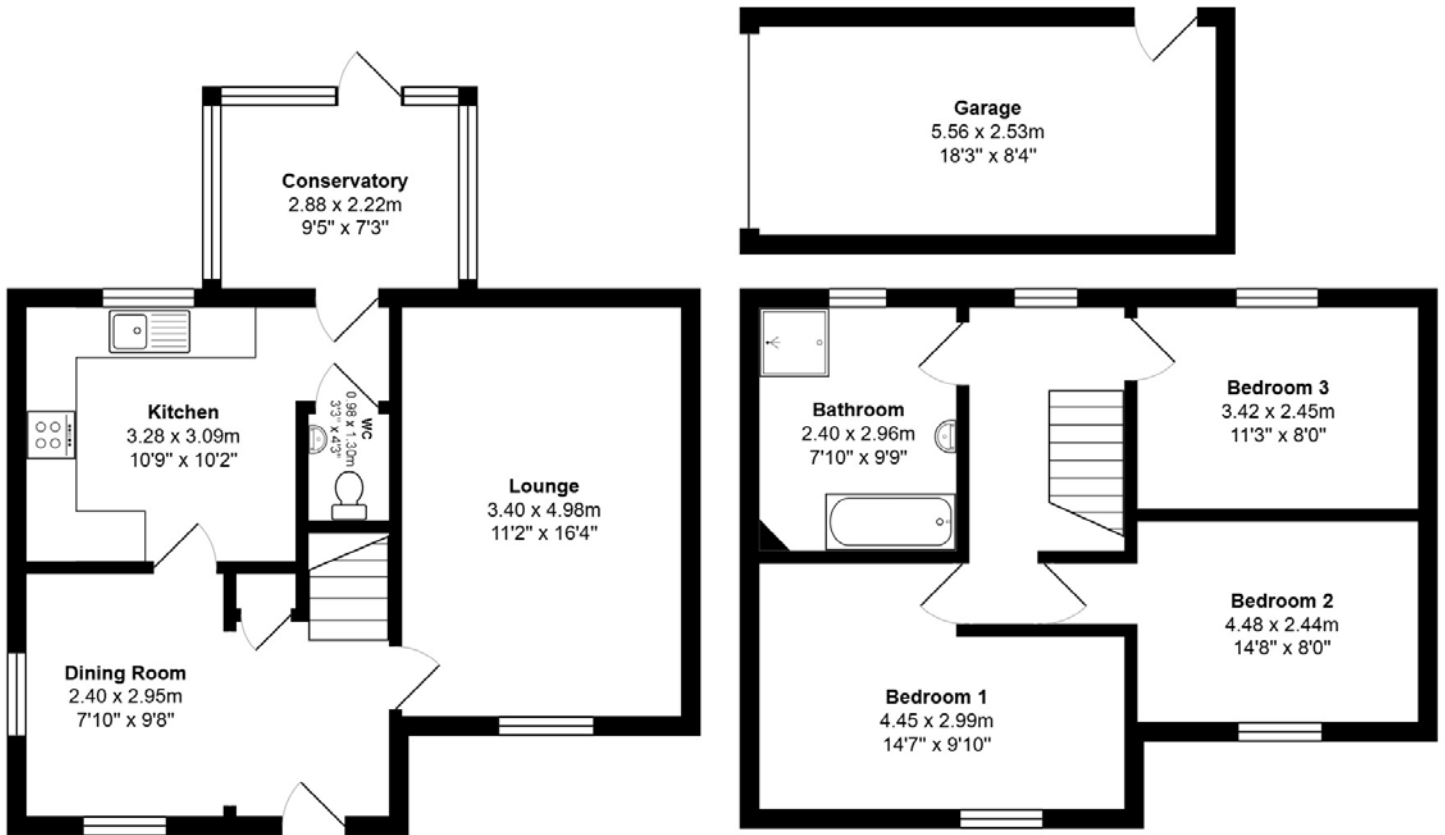


Overall, this is an exceptionally well-presented and versatile family home, offering generous accommodation, excellent outdoor space, ample off-road parking and a detached garage, all within a desirable area of Westfield.

VIEWS

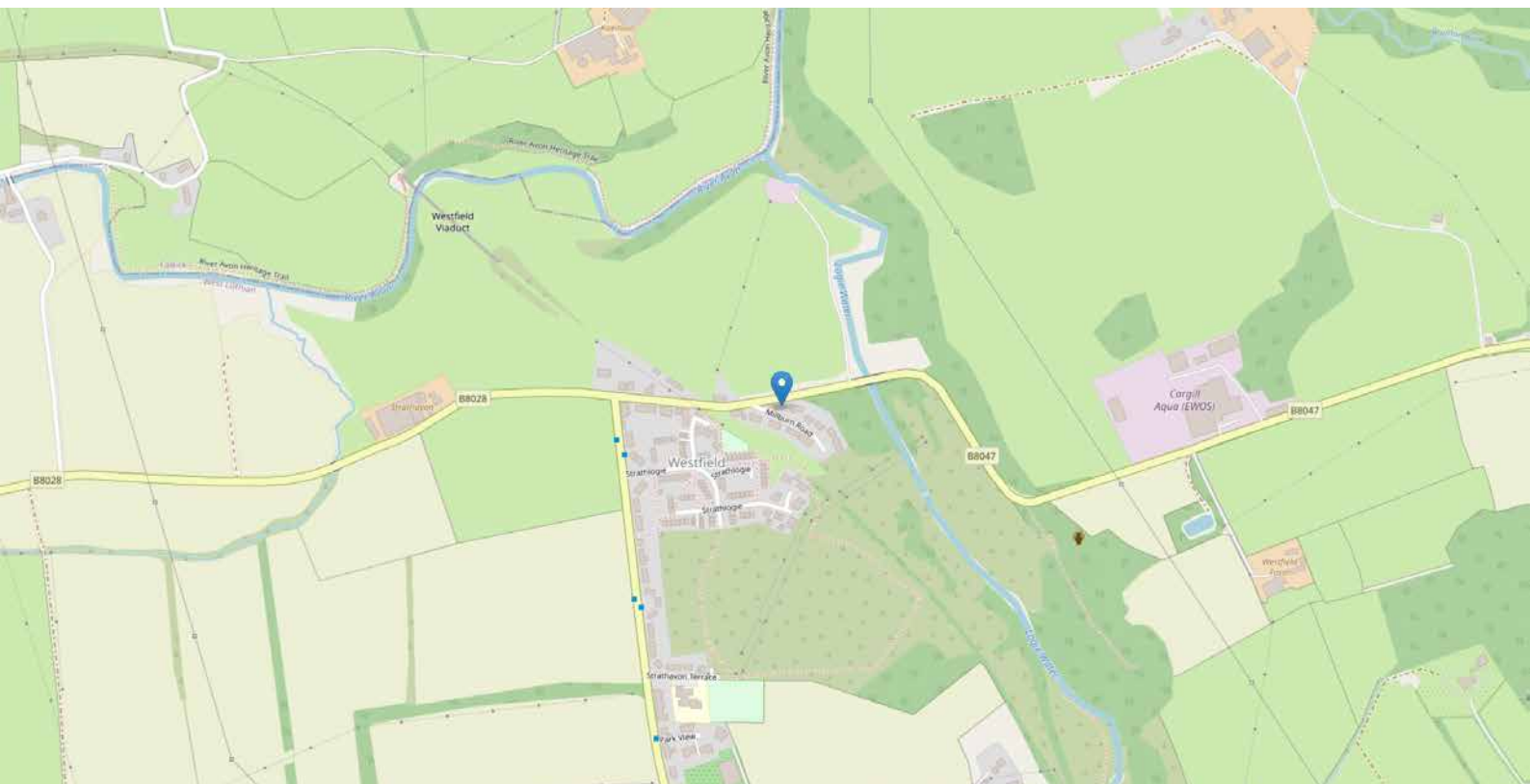


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: F



THE LOCATION

Situated in the peaceful village of Westfield, surrounded by beautiful rolling countryside. Westfield is a charming village located approximately six miles from the larger town of Linlithgow, which offers a superb range of supermarkets, independent shops, cafés, restaurants and other amenities. Families will also benefit from the area being within the catchment for Linlithgow Academy.

The property is ideally positioned for commuters, with convenient access to both the M8 and M9 motorways. There is also a choice of nearby railway stations, with Armadale Railway Station approximately a 10-minute drive away and Linlithgow Railway Station around 15 minutes by car, providing regular services to Edinburgh, Glasgow and surrounding areas.

Combining generous accommodation, a peaceful village setting and excellent transport connections, this well-maintained home offers an appealing opportunity in the Westfield area.



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