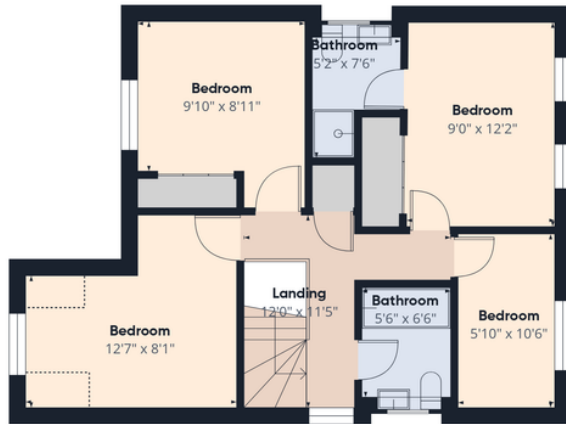




Floor 0



Floor 1

Approximate total area^m
1115 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



45 Kirk Road
Bathgate, EH48 1BW

DESCRIPTION

This wonderful four-bedroom detached family home offers a rare combination of space, privacy and potential. Sitting proudly on a generous end plot, the property enjoys a fantastic sense of openness with a substantial garden that provides a peaceful outdoor escape — a real highlight and something rarely found in homes of this style.

From the moment you arrive, the home offers a welcoming feel. The bright front-facing living room provides the perfect place to unwind, whether enjoying cosy family evenings, relaxing after a busy day or welcoming friends and loved ones into your home.

To the rear, the kitchen enjoys a lovely outlook over the garden, allowing you to stay connected with outdoor life while preparing meals and enjoying everyday family moments. The space offers fantastic potential to create a modern kitchen tailored to your own style, while already providing excellent practicality and a great foundation. A separate utility room adds further convenience and leads directly out to the garden, making everyday living simple and functional.

The dining room is a fantastic addition to the home and truly captures the essence of family living. Large patio doors open directly onto the garden, creating a beautiful connection between the indoors and outdoors and providing the perfect setting for summer dining, morning coffee or entertaining friends when the warmer months arrive. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering the flexibility modern families need. The principal bedroom provides a comfortable retreat with built-in storage and a private shower en-suite, while the second bedroom also benefits from built-in storage. Two further bedrooms offer wonderful flexibility, whether used for children, guests, hobbies or home working. A family bathroom with shower over bath completes the accommodation.

The garden is where this home truly comes into its own. Positioned on a generous end plot, the outdoor space wraps around the property, creating a fantastic sense of privacy and providing endless opportunities to enjoy the space throughout the year. Whether you imagine summer barbecues, a safe place for children to play, a beautiful garden project or simply somewhere peaceful to relax, this is an outdoor space that can grow alongside your family.

While already offering a comfortable and well-maintained home, there is also exciting scope to add your own personal touches and modern updates over time, allowing the next owner to create a home that perfectly reflects their own taste and lifestyle.

With its exceptional garden, detached layout and rare position within the street, this is a fantastic opportunity to secure a family home that offers space to grow, memories to create and the potential to become something truly special.

Key Features

- Spacious four-bedroom detached family home
- Set on a generous end plot with excellent privacy
- Exceptional wrap-around garden
- Bright and welcoming front-facing living room
- Separate dining room with patio doors to garden
- Kitchen overlooking the private garden
- Separate utility room with outdoor access
- Convenient downstairs WC
- Principal bedroom with en-suite shower room
- Built-in storage in principal and second bedrooms
- Three further versatile bedrooms
- Family bathroom with shower over bath
- Excellent potential to personalise and modernise
- Ideal long-term family home



LOCATION

Bathgate is a fantastic place to call home, offering the perfect mix of community, convenience and connectivity. This popular West Lothian town has a lovely welcoming feel, making it a favourite with families, first-time buyers and those looking to settle somewhere with everything close by.

The town offers a great selection of local shops, cafés, restaurants, supermarkets and leisure facilities, while the nearby Bathgate Academy and a range of local schools make the area particularly appealing for families. There are also plenty of parks, green spaces and countryside walks nearby, perfect for enjoying time outdoors.

With excellent transport links including Bathgate train station and easy access to the M8 motorway, Edinburgh and Glasgow are both within easy reach. Combining a friendly community atmosphere with everyday convenience, Bathgate continues to be a highly sought-after place to put down roots.

