



Bathgate | 3a Union Road | Offers Over £95,000

A stylish and modern two-bedroom main door apartment in the heart of Bathgate, perfect for first-time buyers and investors seeking convenience and contemporary living.



Presenting a splendid opportunity for first-time buyers and savvy investors, this main door apartment at 3a Union Road, Bathgate is a modern living space brimming with convenience and style.

Nestled in the vibrant heart of Bathgate, this two-bedroom, two-bathroom apartment is a stone's throw from local amenities including charming cafes, delightful restaurants and all the town has to offer. The property is also just a leisurely stroll away from the Bathgate train station, making commutes and travel an absolute breeze.

Upon entry through the UPVC double-glazed door, you are welcomed by a warm vestibule leading into a hallway adorned with laminate flooring and not one, but three storage cupboards offering ample space for all your essentials.

The open-plan lounge, kitchen, and diner form a contemporary space perfect for both entertaining and unwinding. The kitchen area boasts sleek white high gloss units, an integrated oven and hob with hood, and space for a free-standing washing machine and fridge/freezer which are all included in the sale. The dining area accommodates a sizeable table and chairs, while the lounge area, bathed in natural light, invites relaxation.



Bedroom 1 is a commodious double with built-in wardrobes, white walls, and plush carpeting, complete with an en suite shower room and exclusive access to a private small courtyard. The second bedroom, also well-proportioned, can easily fit a double bed and free-standing furniture.

The family bathroom features a white three-piece suite with a shower over the bath, complete with white splashback tiling and a tiled floor.

The apartment is move-in ready, boasting tasteful neutral decor, gas heating, double glazing, and the convenience of on-street parking.

Welcome to your new Bathgate haven, where comfort meets convenience in a setting designed for modern living.





Extras: All floor coverings, light fitting, window fittings and white goods. Furniture is also available.

Location: Bathgate, a historic town in West Lothian, Scotland, blends rich heritage with modern amenities. Nestled between the larger cities of Edinburgh and Glasgow, Bathgate offers a picturesque setting with rolling hills and lush landscapes. Its origins trace back to the 12th century, with a history steeped in royal connections and industrial growth, particularly in coal mining and railways.

Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also offers a range of recreational activities, from golf courses to cultural attractions like the Bathgate Regal Theatre. The town centre boasts a range of shops, highly regarded restaurants, cafes, and catering to both locals and visitors. With great schools, nurseries, and healthcare facilities, Bathgate is a desirable place for families and professionals alike offering a balanced lifestyle with both urban convenience and scenic countryside.

With excellent transport links, including a train station that connects to both Edinburgh and Glasgow, Bathgate serves as a convenient and charming base for exploring the broader region making it an ideal spot for commuters.

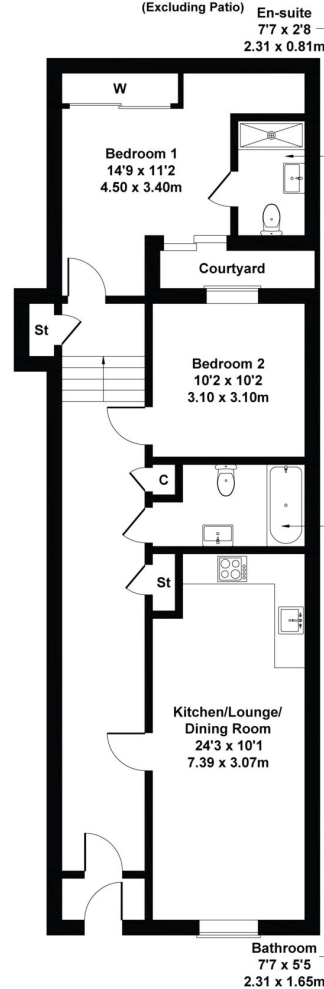


3a Union Road, Bathgate, EH48 1NS

Approximate Gross Internal Area

862 sq ft - 80 sq m

(Excluding Patio)



Not to Scale. Produced by The Plan Portal 2025
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All Enquiries

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