



Bathgate | Balmuir Avenue | Offers Over £305,000

A spacious and stylish 4-bed detached home in a sought-after private cul-de-sac, perfectly placed on the edge of Bathgate for peaceful, modern family living.



Tucked away within a small, private and rarely available development on the edge of Bathgate, this detached four-bedroom family home offers the perfect blend of convenience and calm. From the moment you arrive, the double driveway and integrated garage with power and light set the tone for what this home has to offer. A prime location that offers both the conveniences of the town and the tranquillity of the outskirts.

Stepping through the front door, the warm oak flooring guides you through the entrance hallway, offering an immediate sense of quality and flow. From here, you can move freely into the lounge, the kitchen, the cloakroom, and the carpeted staircase leads to the upstairs. A handy store cupboard keeps everyday essentials neatly out of sight.

The lounge and dining area stretches out in front of you, a spacious and wonderfully bright room designed for family living and effortless entertaining. With fresh neutral decor, oak wood flooring and plenty of space for a full-sized dining table, this is a room that adapts beautifully from cosy nights into lively weekend gatherings. French doors open out onto the decked area of the rear garden, instantly extending your living space and creating that seamless indoor-outdoor feel. A further door leads through to the kitchen.



The kitchen is both stylish and incredibly functional, featuring solid oak-fronted base and wall units, natural slate floor tiles, and quartz worktops for a premium finish. Attractive metro-style splashback tiles complement the space beautifully, while the Belfast sink adds a touch of traditional charm. Integrated appliances - including the oven and gas hob - make everyday cooking a pleasure.

The adjoining utility room mirrors the same high-quality finish, with matching solid oak-fronted units, natural slate tiles, and quartz worktops. It provides convenient space for a washing machine and dishwasher, along with direct access out to the garden and through to the garage.

A ground-floor cloakroom sits just off the hall, featuring a pretty circular window, a white suite and a tiled floor - a lovely touch for guests and busy family life.

Upstairs, the home continues to impress with four beautifully presented bedrooms, each finished with quality oak flooring and all benefiting from built-in storage - a rare and welcome feature. The principal bedroom is a generous double, currently accommodating a king-size bed with ease. Fitted mirrored wardrobes sit alongside an additional double wardrobe, creating an abundance of storage. A feature wall mural adds personality, and the en suite offers a three-piece white suite for added comfort and privacy.

The three further bedrooms are all superbly proportioned, each individually styled and offering excellent built-in storage, making them ideal for children, guests, home working or hobbies. A second store cupboard on the landing provides even more practical space.

The family bathroom features a jacuzzi bath with relaxing lights and a shower above, finished with marble-effect tiles, vanity storage and a tiled floor - an indulgent space for unwinding after a long day.





The rear garden is a peaceful retreat, laid to lawn and decking, surrounded by mature trees that deliver exceptional privacy and a leafy, tranquil feel. Raised beds add interest and colour, creating a lovely space to relax, play or entertain. Despite its quiet setting, the home sits within easy walking distance of Bathgate town centre, giving you the best of both worlds - a serene position on the edge of town, yet close to shops, transport links, schools and local amenities.

With gas heating, double glazing, ultrafast broadband and its highly desirable setting, this is a truly impressive family home in a location that rarely comes to market. Warm, welcoming and designed for comfortable modern living, it offers a lifestyle of convenience, privacy and space - ready to move into and enjoy.

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.



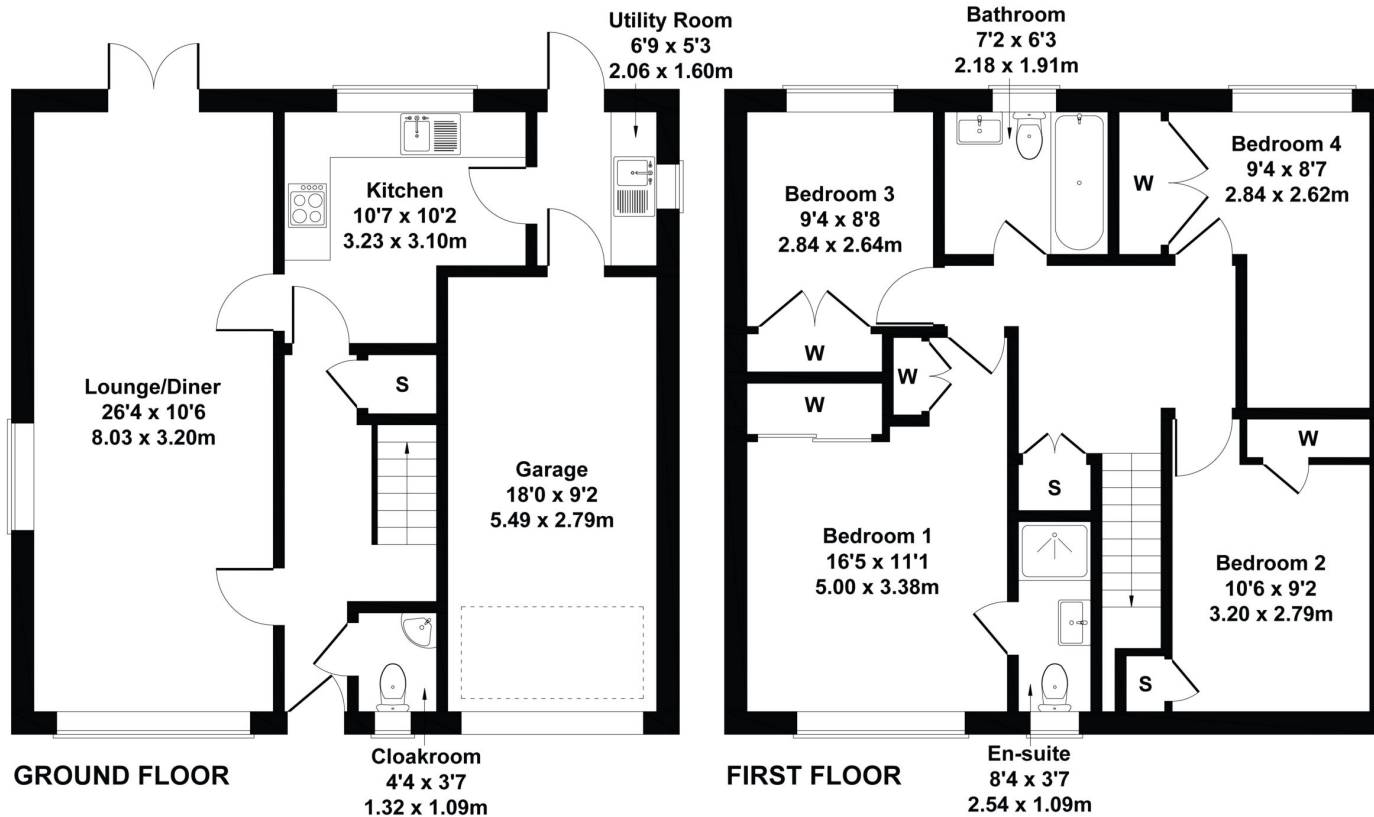
Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also 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.



5 Balmuir Avenue, Bathgate

Approximate Gross Internal Area
1440 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2025
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