



48 Napier Avenue, Bathgate, West Lothian EH48 1DF
Offers Over £155,000

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KnightBain are pleased to present to the market this three bedroom End Terraced Villa situated in a sought after residential development offering views over to the Pentland Hills. The accommodation comprises three bedrooms, lounge/dining room, fitted kitchen, shower room, and loft with ladder and light. The property also benefits from gas central heating with a combi condensing boiler, UPVC double glazed windows and doors, garage, gardens to front and south facing rear, and garden shed.

Hall

Access through UPVC door with small opaque double glazed inset and side panel. Laminate flooring and carpeted staircase to upper level. Doors to lounge/dining room and fitted kitchen. Radiator, light fitting.

Lounge/Dining Room

24'3" x 10'8" (at widest) (7.39m x 3.25m (at widest))

Spacious room with full length window to rear and front facing window, both with vertical blinds. Fire surround with marble inset and hearth, and Living Flame gas fire. Quality laminate flooring, two radiators, two light fittings.

Fitted Kitchen

13' x 8' (3.96m x 2.44m)

Fitted with base and wall mounted units, drawers, broom cupboard, eye level double oven, gas hob, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Understair storage cupboard. Space for washing machine, tumble drier and fridge/freezer. UPVC door with opaque double glazed inset and matching side panel.

Upper Landing

Doors to bedrooms, shower room and cupboard housing combi condensing gas central heating boiler. Hatch to attic with ladder and light.

Bedroom One

10'6" x 10'6" (3.20m x 3.20m)

Double bedroom with rear facing window offering amazing

views over to the Pentland Hills. Fitted wardrobe offering hanging rail concealed behind double doors. Fitted carpet, radiator, vertical blinds.

Bedroom Two

12'4" x 8'4" (3.76m x 2.54m)

Another double bedroom with front facing window. Fitted wardrobe offering shelf and hanging rail concealed behind double doors. Fitted carpet, radiator.

Bedroom Three

9'6" x 8'6" (at widest) (2.90m x 2.59m (at widest))

Good sized single bedroom with front facing window. Overstair cupboard with hanging rail. Laminate flooring, radiator.

Shower Room

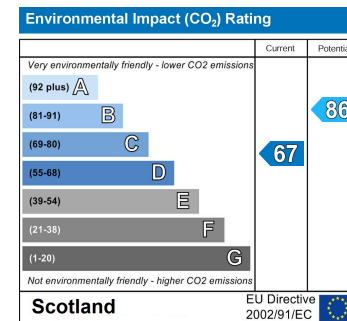
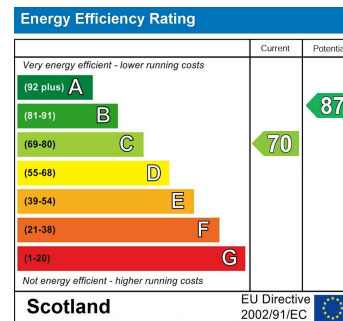
Fully tiled/wall clad, fitted with double shower cubicle with mains shower, wash hand basin built into vanity unit and dual flush WC. Opaque glazed window with roller blind. UPVC ceiling with downlighters. Laminate flooring, radiator.

Garage

Lock-up garage with up and over door.

Gardens

Gardens to front and south facing rear. Garden hut.



These particulars, whilst carefully prepared, are not warranted.
Prospective purchasers should make their own enquiries to confirm the details of this property.
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