

Property Connections



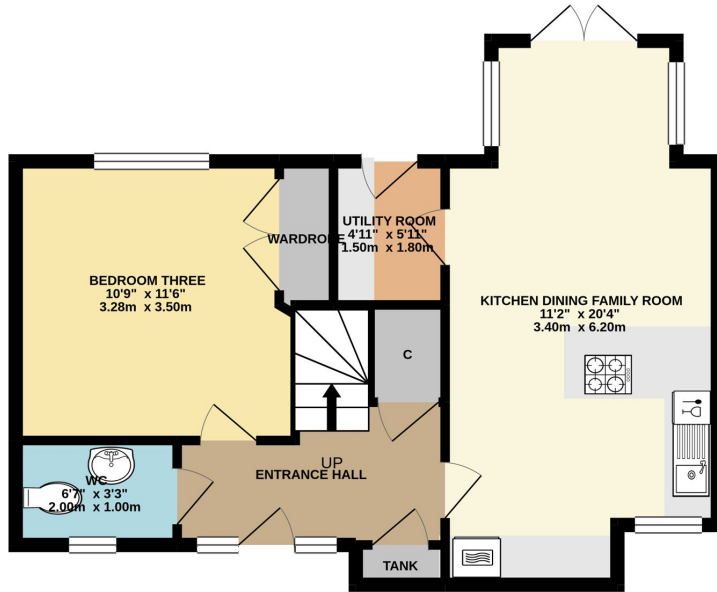
Estate Agent

01506 650 550

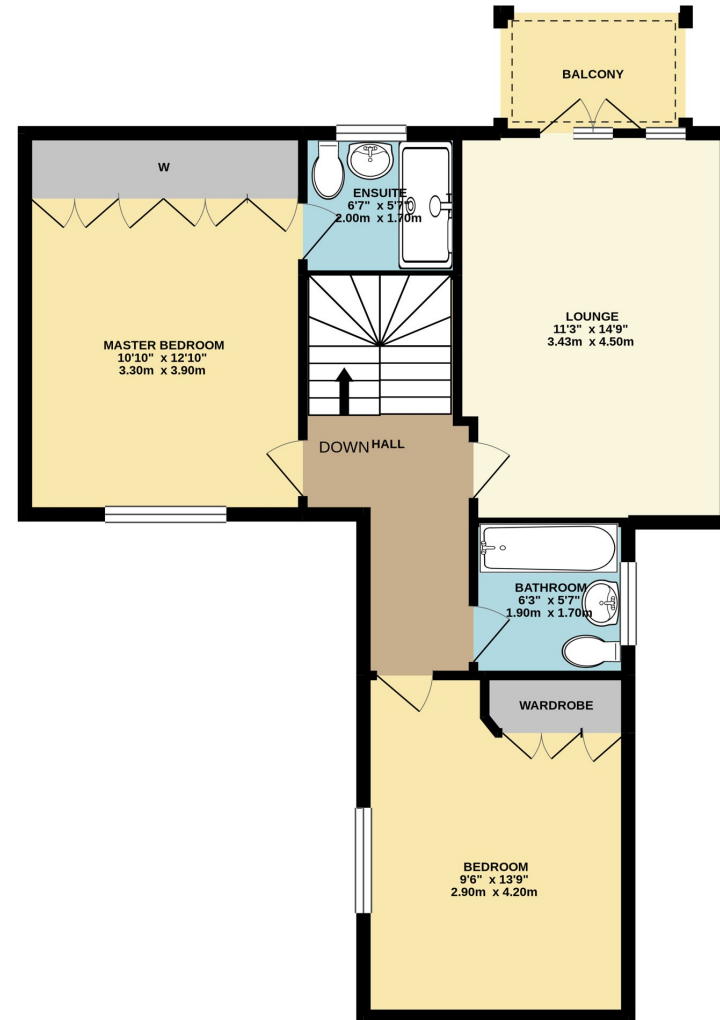


13 Bruce Street, Bathgate

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020

Set within the increasingly popular village of Wester Inch, offering extremely spacious and flexible accommodation over two levels, this fabulous family home will suit a variety of purchasers. Highlights of this property are the fabulous open plan kitchen, dining and family room and the fabulous lounge with French doors leading to the feature balcony.

Property comprises;

Entrance hall, lounge, kitchen, dining and family room, utility room, three double bedrooms, en-suite, family bathroom, living level cloaks, garden and allocated parking.

Bright and welcoming hall boasts laminate flooring, neutral decor and an under stairs storage cupboard. Access from the hall to the kitchen, dining, family room, bedroom three and W.C.

Lounge is located on the first floor and is an excellent size boasting attractive décor, carpet flooring and French doors which give access to the balcony.





Open plan kitchen dining and family room is a wonderful bright spacious room offering an excellent selection of base and wall mounted units with contrasting worktops, breakfast bar and integrated appliances which include a gas hob, oven, fridge freezer and dishwasher. The family/ dining area is complete with a box bay with French doors leading to the garden offering a degree of connectivity to the outside space. Utility room is perfectly located off the kitchen with access to the rear garden.





Bedroom one is double in size with fitted wardrobes, attractive decor and en-suite which comprises of a glazed shower enclosure, electric shower, ceramic tiling, wash hand basin and W.C.

Bedroom two is an excellent size with fitted wardrobes, carpet flooring and neutral décor.

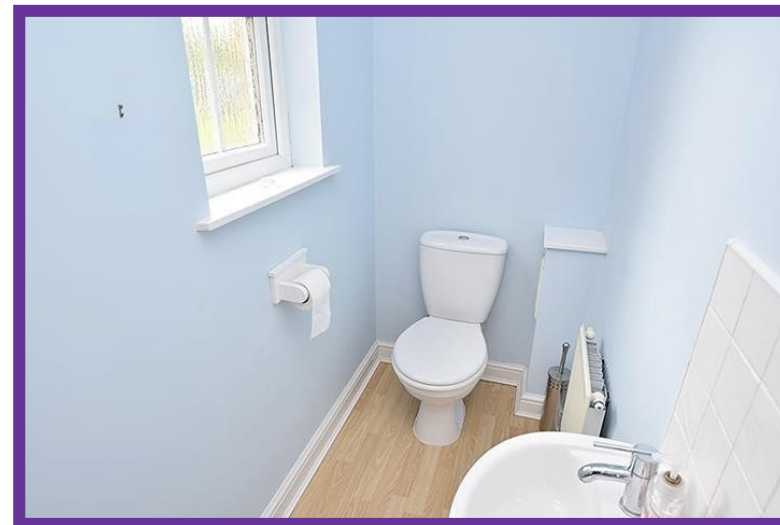
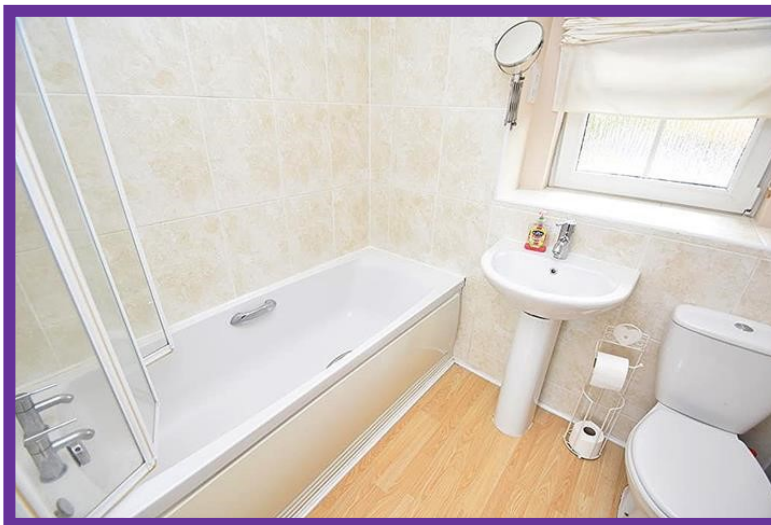




Bedroom three is complete with carpet flooring, fitted wardrobes, neutral decor and is located on the ground floor.

Family bathroom boasts a three piece suite which includes a bath with electric shower over, W.C. and wash hand basin.

W.C is perfectly located off the entrance hall.





External

The garden is mainly laid to lawn with the addition of a paved terrace. Allocated parking is provided to the side of the property.

Extras

All light fittings, floor coverings, window dressings and washing machine are included in the sale.



Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.