



## 2 Margaret Avenue, Bathgate

Offers Over £145,000



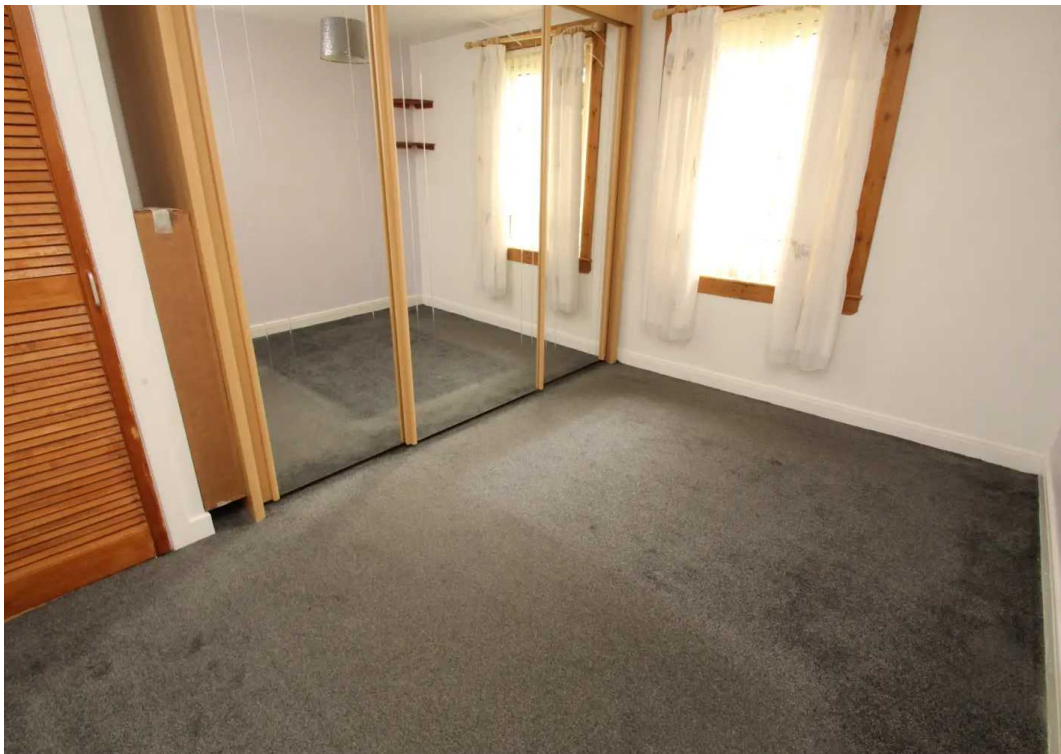


# 2 Margaret Avenue

Bathgate, Bathgate

Tenure: Freehold







**Vestibule**

Access through timber door with opaque glazed inset. Understair cupboard. Glazed door to hall. Quality fitted carpeting through vestibule, hall, staircase and upper landing.

**Hall**

Doors to lounge and wet room, and glazed door to vestibule. Side facing window with vertical blind. Radiator.

**Lounge/Dining Room**

14' 5" x 12' 3" (4.39m x 3.73m)

Spacious room with front facing window. Laminate flooring, radiator, electric fire. Door to kitchen.

**Wet Room**

7' 7" x 5' 5" (2.31m x 1.65m)

Wall clad and fitted with wash hand basin with mixer tap and dual flush WC built into vanity unit and electric shower. Opaque glazed window. Chrome vertical radiator, UPVC ceiling.

**Kitchen**

13' 7" x 7' 9" (4.14m x 2.36m)

In need of upgrading. UPVC/opaque double glazed door to rear garden. Rear facing window. Wall mounted gas central heating boiler. Vinyl floorcovering. The washing machine, electric cooker and fridge/freezer are included in the sale but are not warranted.

**Upper Landing**

Side facing window with vertical blind. Doors to bedrooms and shelved cupboard. Hatch to loft.

**Bedroom One**

11' 0" x 11' 0" (3.35m x 3.35m)

Double bedroom with front facing window and vertical blind. Quality wardrobe unit with mirrored sliding doors. Radiator.

**Bedroom Two**

11' 6" x 7' 8" (3.51m x 2.34m)

Double bedroom with rear facing window and vertical blind. Quality wardrobe unit with mirrored sliding doors. Fitted carpet, radiator.













## **KnightBain Estate Agents**

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