



73 Pentland Avenue, Bathgate

Offers Over £132,000



73 Pentland Avenue

Bathgate, Bathgate

End Terraced Villa with Two Double Bedrooms

Council Tax band: B

Tenure: Freehold

- Gas Central Heating with Combi Boiler
- UPVC Double Glazed Windows and Doors
- Large Rear Garden with Shed
- Monobloc Parking to front
- Close to Boghall Primary School
- Close to Bathgate Academy
- Open Views to Front





Hall

Access through UPVC door with opaque double glazed inset. Carpeted staircase to upper landing. Small cupboard housing electric switchgear with shelf above. Radiator.

Lounge/Dining Room

14' 5" x 13' 1" (4.39m x 3.99m)

Spacious sitting room with front facing window and roller blind. Fire surround with log effect electric stove. Fitted carpet, radiator.

Fitted Kitchen

12' 7" x 7' 4" (3.84m x 2.24m)

Fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. The washing machine and fridge/freezer are included in the sale but are not warranted. Shelved cupboard. Rear facing window with roller blind. Wall mounted combi gas central boiler. Laminate flooring through to rear porch. Radiator.

Rear Porch

Spacious room with cupboard off ideal for use as a utility room. UPVC door with opaque double glazed inset.

Upper Landing

Doors to bedrooms and bathroom. Side facing window. Hatch to loft.

Bedroom One

15' 2" x 9' 0" (4.62m x 2.74m)

Spacious double bedroom with two front facing windows offering open views (to the Pentland Hills in the winter). Shelved cupboard. Fitted carpet, radiator.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

Good sized second double bedroom with rear facing window. Cupboard with shelves and hanging rail. Fitted carpet, radiator.



GARDEN

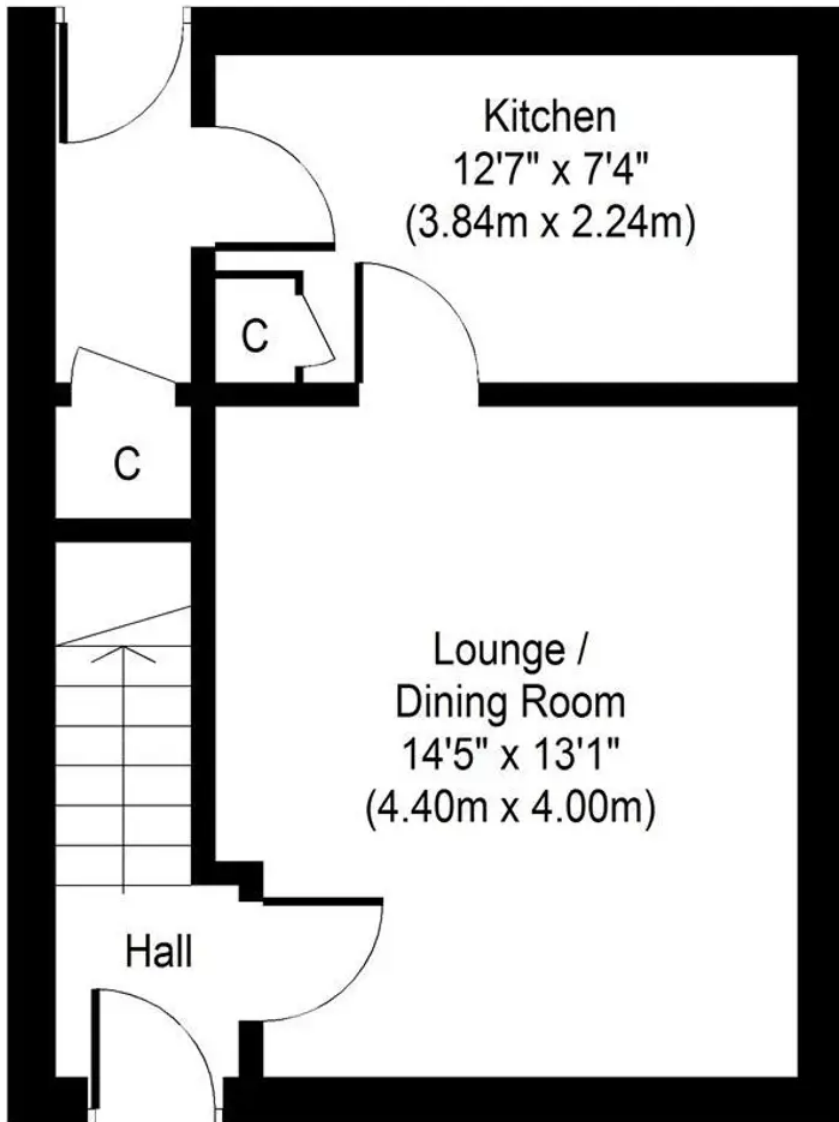
Good sized rear garden with large suntrap patio and shed.

ON DRIVE

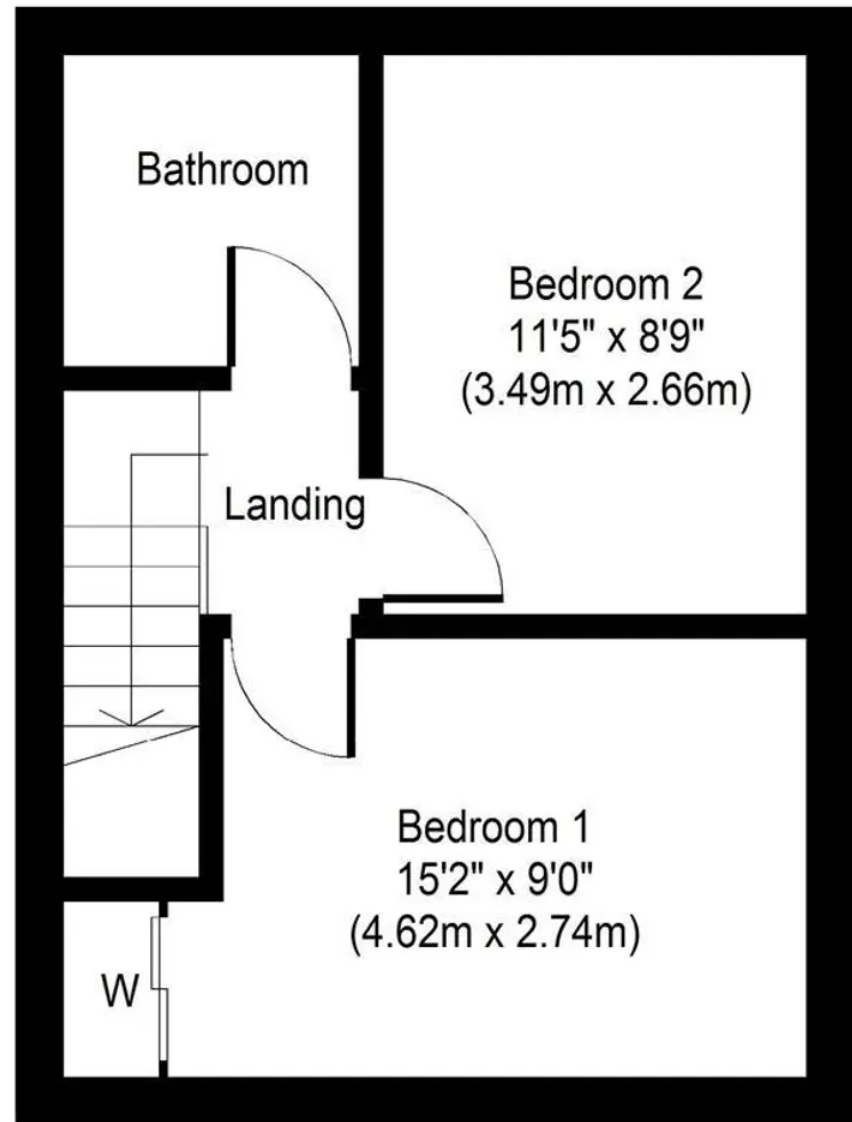
1 Parking Space

Monobloc drive to front.





Ground Floor
Approximate Floor Area
383 Sq. ft.
(35.57 Sq. m.)



First Floor
Approximate Floor Area
383 Sq. ft.
(35.57 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/



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