



14 Marchwood Crescent, Bathgate

Offers Over £102,000



14 Marchwood Crescent

Bathgate, Bathgate

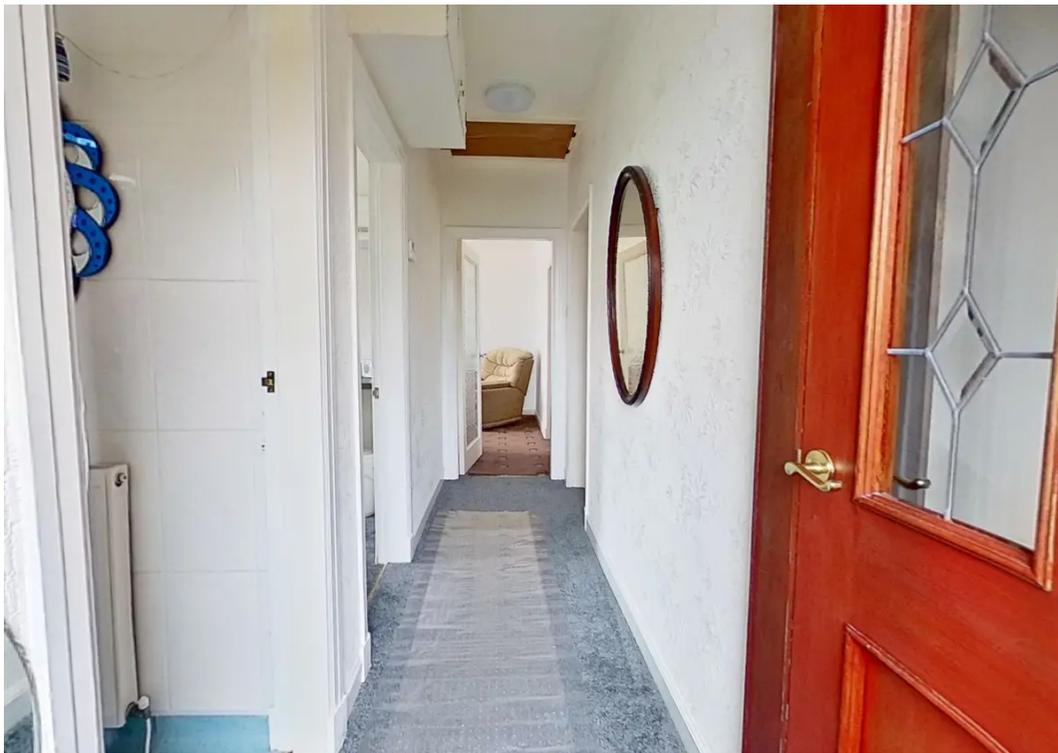
Two Bed Upper Flat with garden and driveway.

Council Tax band: B

Tenure: Freehold

- Two Double Bedrooms
- Driveway for Several Cars
- Attic offering room for extension
- Gas Central Heating with a Combi Boiler
- Boghall Primary School catchment





Hall

UPVC door into welcoming carpeted staircase. Quality part glazed door to hallway. Doors to lounge, fitted kitchen, bedroom one and wet room. Hatch to partially floored loft with Ramsay ladder and light.

Lounge

14' 7" x 11' 5" (4.44m x 3.47m)

Spacious sitting room with front facing window offering open views. Doors to bedroom two. Fitted carpet, radiator, vertical blind.

Bedroom One

12' 11" x 9' 4" (3.93m x 2.85m)

Rear facing window with vertical blind. Door to storage cupboard housing combi gas central heating boiler. Fitted bedroom furniture. Fitted carpet, radiator.

Bedroom Two

10' 10" x 9' 4" (3.29m x 2.85m)

Another double bedroom with rear facing window and vertical blind. Shelved cupboards. Fitted carpet, radiator.

Wet Room

Fully tiled and fitted with pedestal wash hand basin, dual flush WC and electric shower. Opaque glazed window. Radiator.

Fitted Kitchen

10' 8" x 7' 1" (3.25m x 2.15m)

Fitted with base and wall mounted units, drawers, complementary worktops and matching splashbacks, stainless steel sink, side drainer and mixer tap. Opening to pantry with side facing window and shelves. The washing machine and gas cooker are included in the sale but are not warranted. Front facing window offering open views and vertical blind. Vinyl floorcovering.



GARDEN

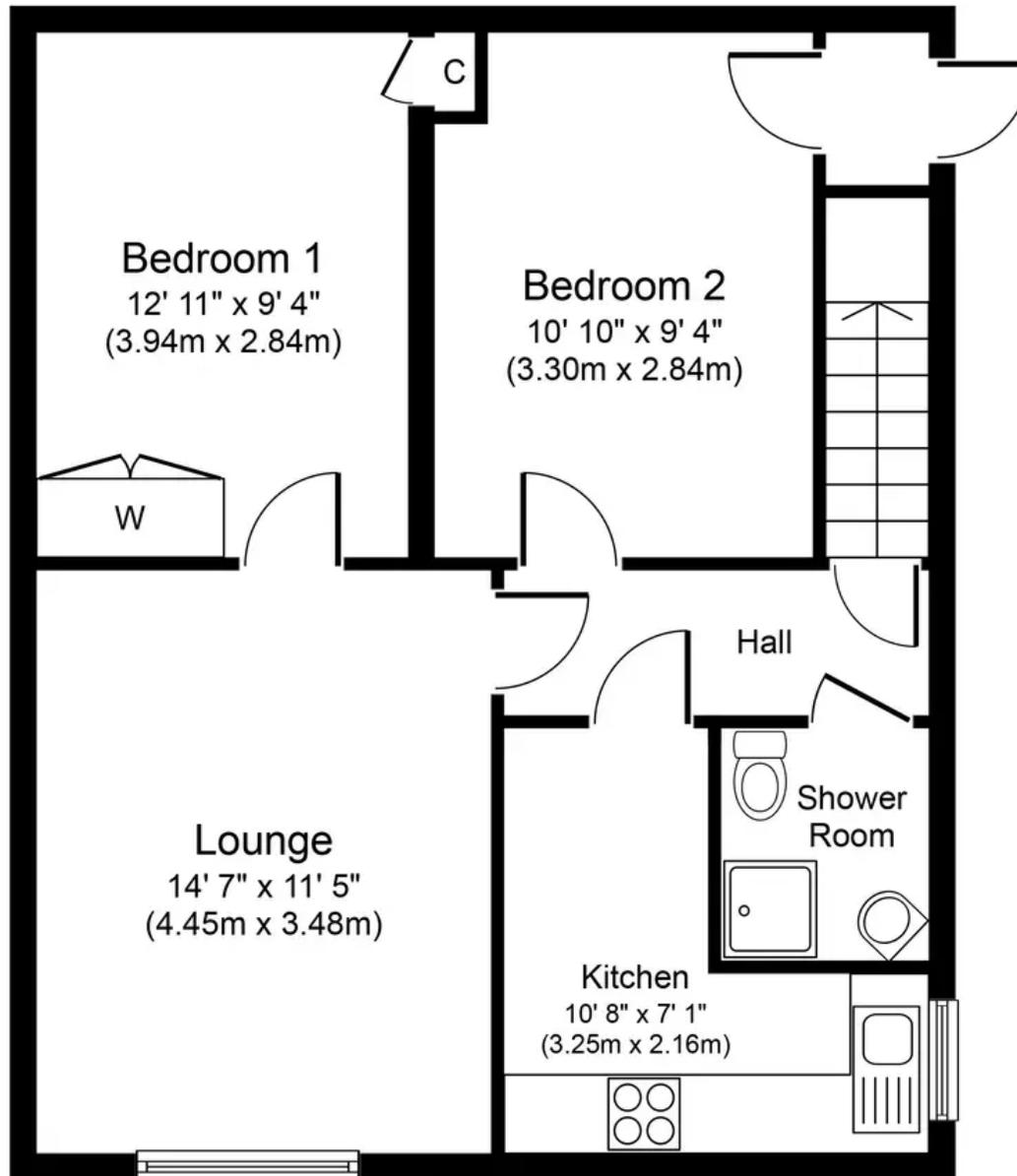
Garden ground to side at front and rear is secluded and has a shed and greenhouse.

ON DRIVE

2 Parking Spaces

Long driveway for several cars.





Approximate Floor Area
628 sq. ft.
(58.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



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