



100c Mid Street, Bathgate

Offers Over £99,000



PRETTY 1 BEDROOM UPPER APARTMENT!

Niall McCabe and RE/MAX Property are delighted to offer to the market this recently decorated & characterful 1-bedroom main door upper apartment, which is brimming with modern décor and natural light. Making this the perfect first time buy or rental opportunity.

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance.

The home report can be downloaded from our website.

Freehold

Council tax band B

There are No Factor Fees

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Hallway

8' 8" x 6' 2" (2.63m x 1.87m)

A bright & airy hallway allowing access to the lounge, kitchen, bedroom & family bathroom. There is a striking view of the main lounge balcony & lovely laminate flooring.

Lounge

14' 11" x 13' 1" (4.56m x 3.99m)

Located to the front of the property & bathing in natural light, the main lounge is a fabulous retreat after a long day. The room enjoys high ceilings, neutral finishes and a pretty balcony area overlooking the stairway down to the main entrance.

Kitchen

9' 8" x 6' 1" (2.95m x 1.85m)

A well-equipped kitchen is positioned to the rear and enjoys a vast array of base & wall mounted units – complimented perfectly by modern worktops and splashbacks. The freestanding appliances will also be left.

Bedroom

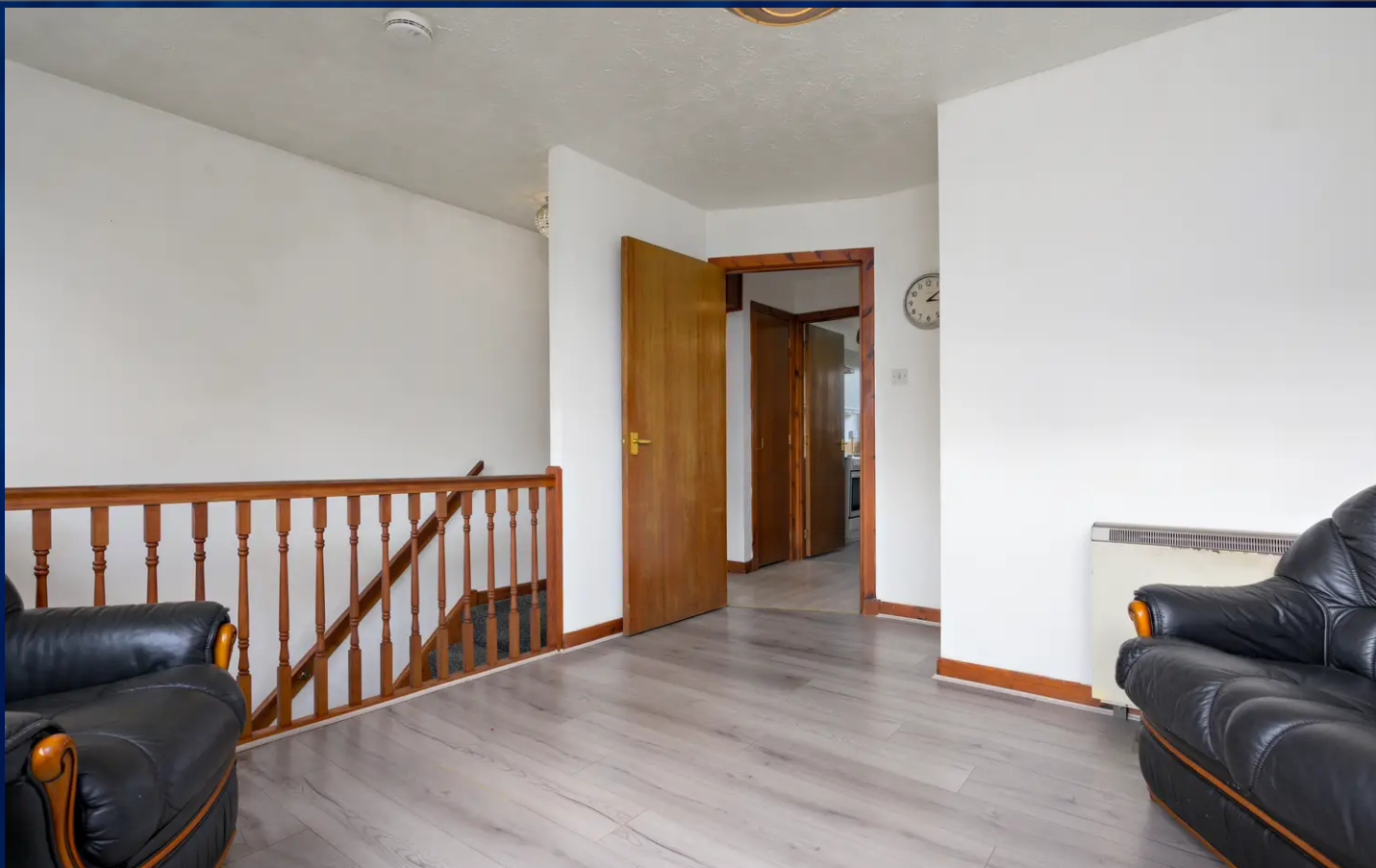
10' 9" x 9' 5" (3.27m x 2.88m)

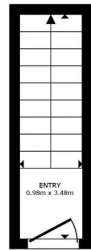
The master bedroom is bright, sunny and is of great proportions. It boasts neutral decor, supplemented by pristine carpeted flooring. There is plenty room for free standing furniture and a large window facing the rear aspect with views over the surrounding area, which allows an abundance of light to flood the room.

Bathroom

5' 11" x 5' 4" (1.81m x 1.63m)

The lovely bathroom comes complete with luxurious tile design, 3-piece suite comprising of wash hand basin, W.C and large bathtub.

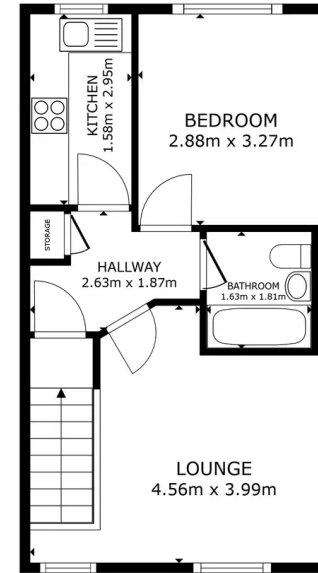




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 3.4 m² FLOOR 2 38.3 m²
 TOTAL : 41.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 3.4 m² FLOOR 2 38.3 m²
 TOTAL : 41.7 m²

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RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.