



FOR SALE
RE/MAX
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RE/MAX Property



SPACIOUS 3 BEDROOM MID-TERRACED VILLA IN TRANQUIL LOCALE

Niall McCabe & RE/MAX Property are thrilled to present to the market this modern 3-bedroom mid-terraced villa which is perfectly nestled in a mature & well-established leafy development a short stroll from Bathgate town centre. The property enjoys spacious interiors, a flexible floorplan & would make the ideal first or next step on the property ladder.

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

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

Entrance Hallway

6' 11" x 6' 6" (2.10m x 1.99m)

Spacious entrance hallway complete with neutral carpeting which allows access to the remaining accommodation.

Lounge

18' 1" x 11' 0" (5.51m x 3.35m)

Enjoying dual aspect windows which flood the room with natural light, the lounge is the ideal place for relaxing with loved ones. It also enjoys sunny toned décor as well as ample floorspace for various furniture formations.

Kitchen

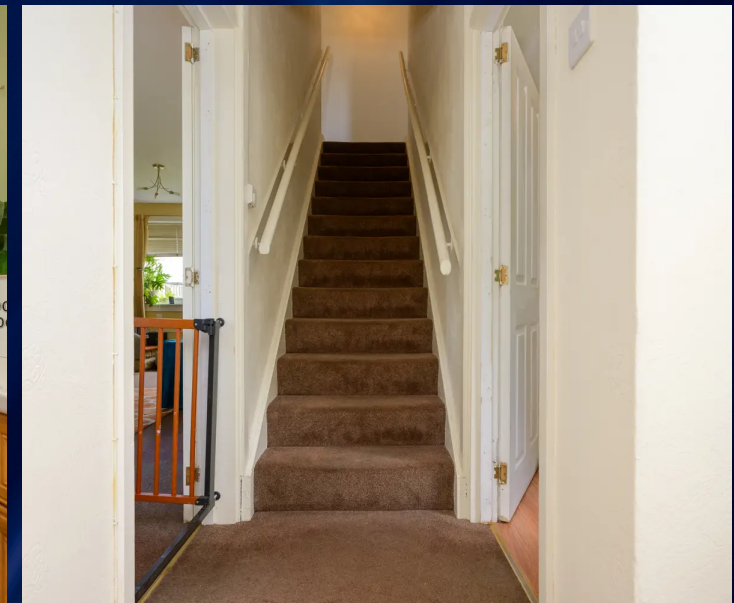
18' 1" x 12' 5" (5.51m x 3.78m)

The kitchen/diner boasts a range of base & wall mounted 'Shaker style' cabinetry complete with contrasting worktop and splashback. There are large windows overlooking the gardens which flood the space with light. To the front end you find ample space for dining furniture, and space for freestanding kitchen appliances.

Bedroom 1

11' 9" x 8' 10" (3.58m x 2.70m)

A large bedroom complete in pretty neutrals with contrasting dark red carpeting, enjoying ample floorspace.



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Bedroom 2

12' 0" x 10' 2" (3.65m x 3.09m)

A further double room located to the end of the hallway, a pretty room with a neutral finish and fitted storage.

Bedroom 3

12' 0" x 8' 10" (3.65m x 2.68m)

Bedroom 3 is also sizeable with a large front facing window, and could be used flexible depending on the purchaser.

Family Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

A stunning 2-piece shower room, complete with large corner shower enclosure, and wash hand basin. There is also neutral flooring and a glazed window.

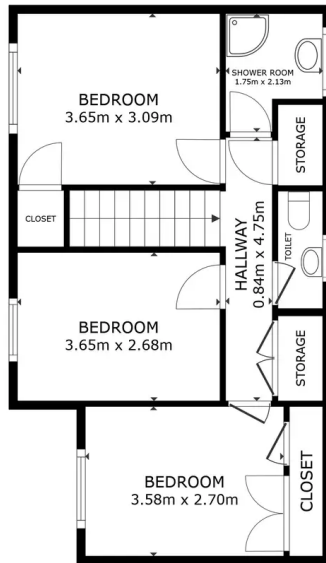
W.C

Next door you will find a modern & crisp, 2-piece suite – which comprises of a modern wash hand basin & W.C.

Exterior

Externally, the property is accompanied by large, mature gardens to both the front and rear. The front enjoys a manicured lawn bordered by planting, access to the garage and a private driveway. Whilst, to the rear there is a pretty lawn bound by fencing for optimum privacy.

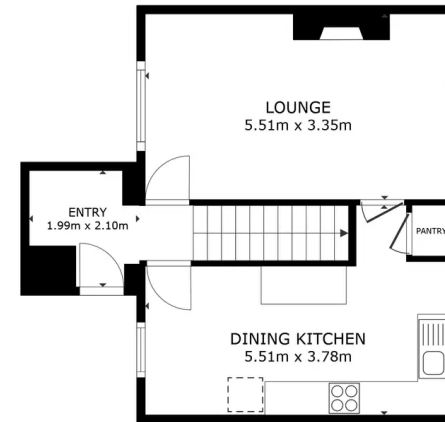




FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 44.2 m² FLOOR 2 50.4 m²
 TOTAL : 94.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 FLOOR 1 44.2 m² FLOOR 2 50.4 m²
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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.