



89 Cuthill Crescent, Stoneyburn

Offers Over £98,000

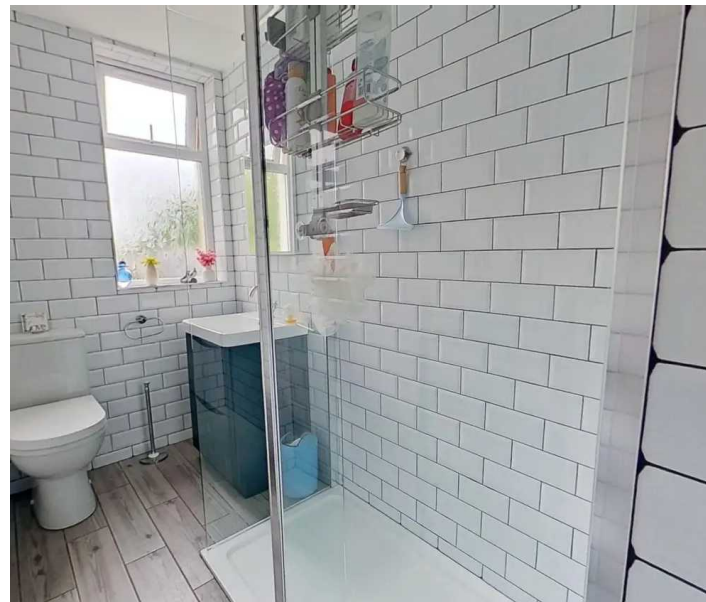


89 Cuthill Crescent

Stoneyburn, Bathgate

Tenure: Freehold

- Three Double Bedrooms
- Well stocked south facing rear garden plus front garden
- Gas Central Heating with Combi Boiler
- Lounge with French doors to garden
- Shower Room with double shower cubicle and mains shower
- Fitted Kitchen including appliances
- Excellent storage
- Close to Stoneyburn Primary School





Vestibule

Access through UPVC/opaque double glazed door. Walk-in cupboard. Ceramic tiled floor. Opaque glazed door to hall.

Hall

Welcoming hallway with doors leading to all apartments
Hardwood flooring through hall and lounge. Radiator, 4-way light fitting.

Lounge

15' 5" x 12' 4" (4.70m x 3.76m)

Spacious sitting room with French doors/windows to side and roller blind. Timber fire surround with marble inset and hearth, and electric fire. Radiator.

Fitted Kitchen

8' 10" x 7' 3" (2.70m x 2.20m)

Fitted with base and wall mounted units, drawers, gas hob, electric double oven, extractor hood, integrated fridge/freezer, 1.5 bowl sink, side drainer and mixer tap, complementary worktop with tiling above. The washing machine and tumble drier are included in the sale but are not warranted. Shelved pantry. Rear facing window with roller blind. Wall mounted combi gas central heating boiler, laminate floor tiles, 3-way spotlights.

Bedroom One

9' 8" x 9' 7" (2.94m x 2.93m)

Wall to wall fitted wardrobes offering an abundance of storage. Front facing window with venetian blind. Quality fitted carpet, radiator, 3-way spotlights.

Bedroom Two

11' 6" x 11' 0" (3.51m x 3.35m)

Second double bedroom with front facing window and venetian blind. Laminate flooring, radiator.

Bedroom Three

11' 6" x 9' 7" (3.50m x 2.93m)

Third double bedroom with front facing window and venetian blind. Fitted carpet, radiator.



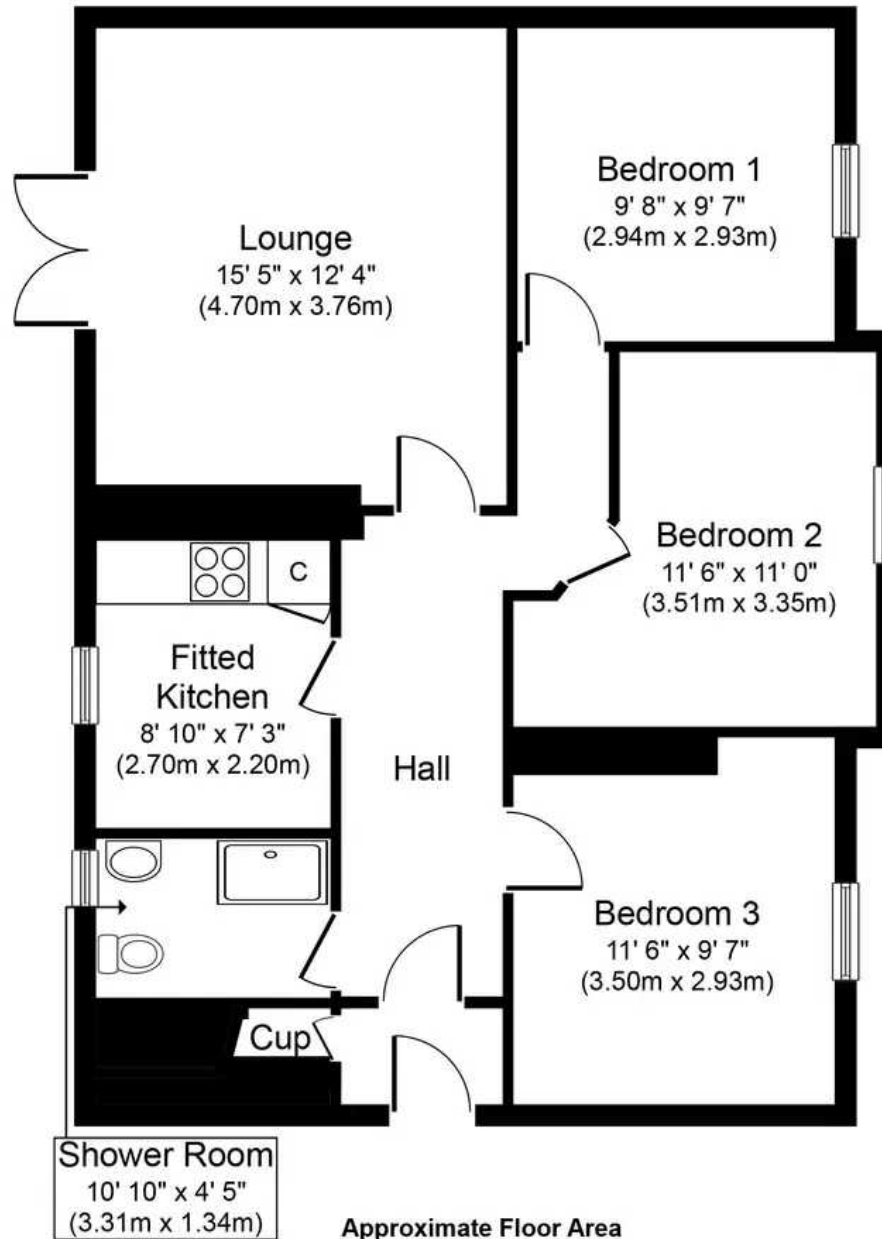
GARDEN

Lovely south facing fully enclosed well stocked rear garden with suntrap patio. Two sheds and drying area. The front garden is chipped and has double gates so could easily be used as a drive-in.

ON STREET

Ample on street parking





Approximate Floor Area
767 sq. ft.
(71.2 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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