





FANTASTIC FAMILY HOME!

Carol Lawton and RE/MAX Property are delighted to offer to the market this very spacious mid terraced villa situated in a popular residential area of Bathgate. Comprising of hall, lounge, breakfasting kitchen, family bathroom and 3 double bedrooms. Further benefits include front and rear gardens, driveway GCH and DG.

Tenure: Freehold

Council Tax Band:

No Factor Fees

The home report can be downloaded from our website.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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

Front of Property

Approach to the property is over a well laid Monoblock driveway

Entrance Vestibule

Entrance is via a glazed UPVC door into the entrance hall. There is laminate to the floor that continues through to the lounge and carpeted stairs to the upper level

Lounge

14' 4" x 13' 3" (4.37m x 4.03m)

Large bright lounge with a window to the front of the property, wood laminate flooring, a central light fitting and radiator. There is also access to the kitchen, a large under stair storage cupboard and a display alcove.

Kitchen

16' 8" x 7' 3" (5.07m x 2.21m)

Stunning fitted breakfasting kitchen is fitted with base and wall units with complimentary wooden worktops, built in gas hob with electric oven and extractor hood, ceramic double sink with chrome mixer and acrylic up stand splashback, space for free standing appliances and a breakfast bar. There is a window to rear and UPVC glazed door to the garden. There is linoleum to the floor, a radiator, downlights

Upper landing

Rising up the carpeted stairs there comes a Z shape landing giving access to all upper rooms and the attic via a ceiling hatch. There is carpet to the stairs, a central pendant light fitting and a radiator.

Bedroom 1

13' 1" x 9' 1" (3.98m x 2.76m)

The large primary bedroom has a window facing to the rear of the property, warming the room with natural light. There is a large sliding door wardrobe, carpet to the floor, a central fan light fitting and a radiator



Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)

This generous room has 2 windows facing the front of the property and a large cupboard for storage. There is carpet to the floor, a central pendant light fitting and a radiator

Bedroom 3

13' 1" x 9' 1" (3.98m x 2.76m)

The third double room also has a front facing window, 2 handy storage cupboards, a central pendant light fitting and a radiator

Bathroom

6' 6" x 5' 7" (1.97m x 1.71m)

The bathroom here is a white suite consisting of a wc with hidden cistern, a large wash basin with chrome mixer tap resting on a storage unit, a bath fitted with a chrome mixer tap with overhead shower attachment and a large mirrored wall cabinet. There is laminate to the floor, a patterned window to the rear, downlight light fitting and a radiator.

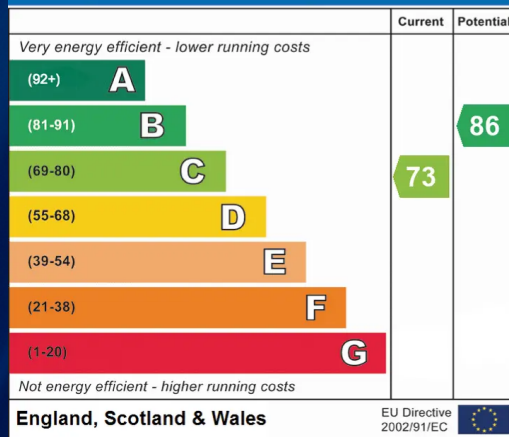
Rear Garden

The large garden is private with fencing all around. It is mostly laid to AstroTurf with a slab path through to the patio to rear of the garden and another patio to the rear of the property. There is a large shed and an access alcove through to the front of the property shared with the neighbour

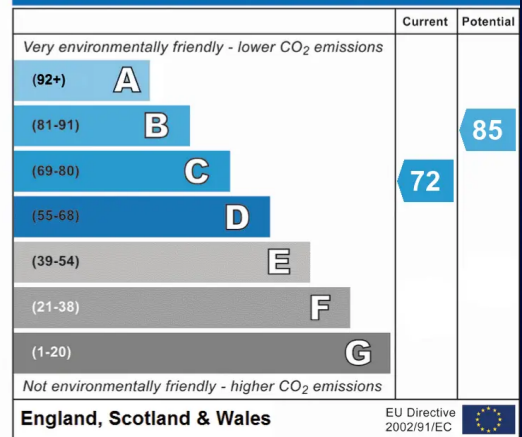


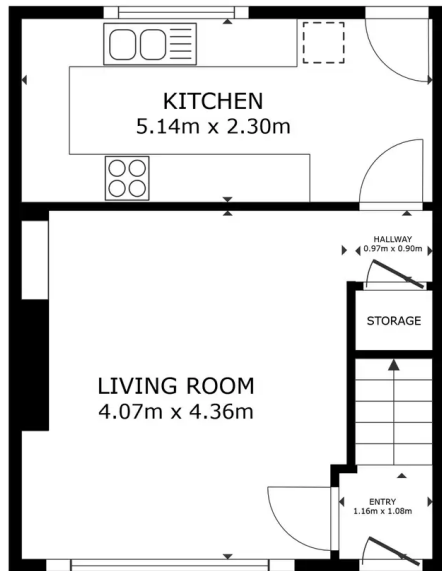


Energy Efficiency Rating



Environmental Impact (CO₂) Rating

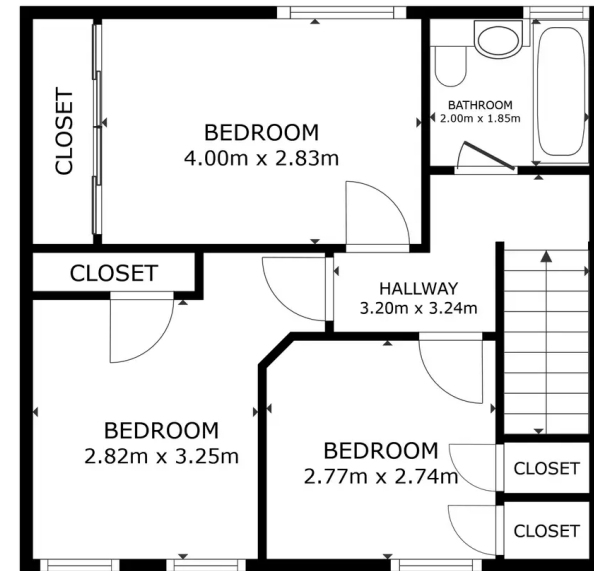




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 34.8 m² FLOOR 2 47.1 m²
 TOTAL : 81.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 34.8 m² FLOOR 2 47.1 m²
 TOTAL : 81.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.