



FOR SALE

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Gorgeous 2 Bedroom Mid-Terraced Family Home!!

Niall McCabe and RE/MAX Property are delighted to bring to the market this beautifully presented and extremely spacious terraced family home, which is located in the ever-popular Hill Crescent, Bathgate. The property comprises of: entrance hallway, bright spacious lounge, modern kitchen, upper hallway, two double bedrooms with fitted wardrobes, newly fitted family bathroom and front and rear private garden. It is also within walking distance to the town centre and all local amenities.

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.

Entrance Hallway

16' 2" x 4' 11" (4.94m x 1.51m)

Lovely introduction to the property, with its fresh laminate flooring and neutral wall coverings. From here you access the lounge & the upper level.

Lounge

14' 2" x 13' 8" (4.32m x 4.16m)

Stunning lounge which is positioned to the front of the property and overlooks the gardens. The room is styled around a lovely feature wall with complimenting décor and modern laminate flooring – there is also ample space for various furniture formations.

Kitchen

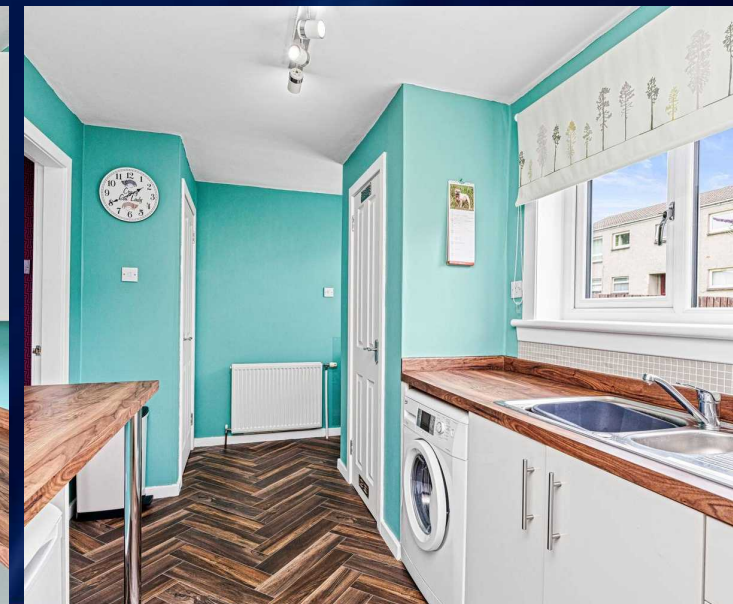
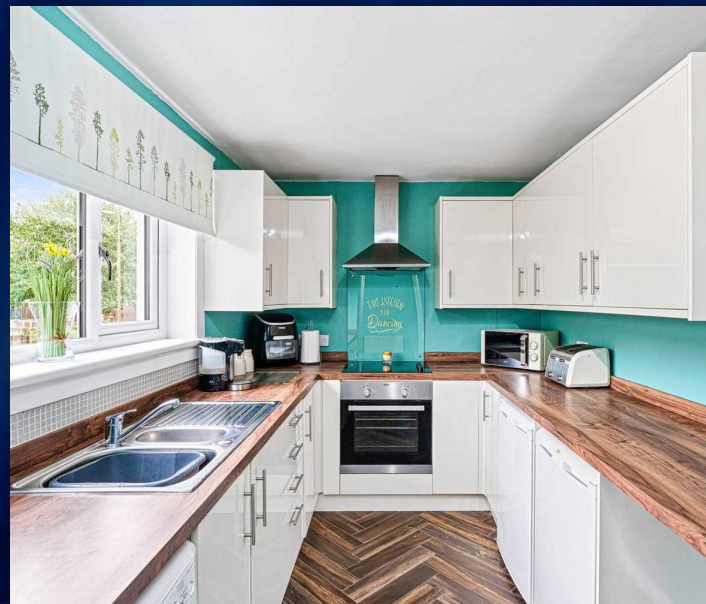
17' 5" x 7' 9" (5.31m x 2.35m)

Accessed just off the lounge, here you step into the kitchen – a well-equipped space with a range of base & wall mounted units, with contrasting worktop and flooring design. The room enjoys a selection of integrated and freestanding appliances, under stairs storage & a door to the gardens.

Bedroom 1

14' 1" x 12' 5" (4.30m x 3.79m)

Fabulously spacious, the main bedrooms has been finished in calming neutrals, with modern fitted carpeting, a flexible layout, central lighting & ample fitted storage cupboards.



Bedroom 2

10' 6" x 10' 2" (3.20m x 3.09m)

Bedroom 2 is a further spacious double room located at the rear of the home, also styled in a chic palette with pretty views over the rear garden and beyond.

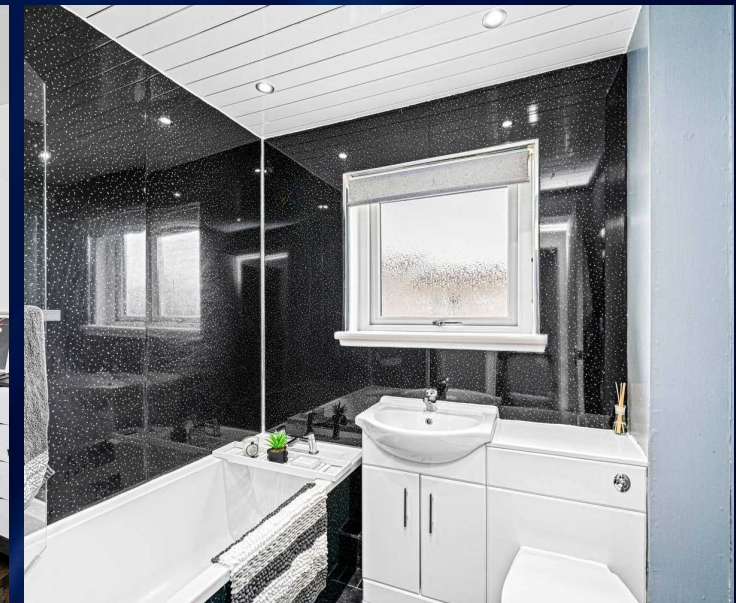
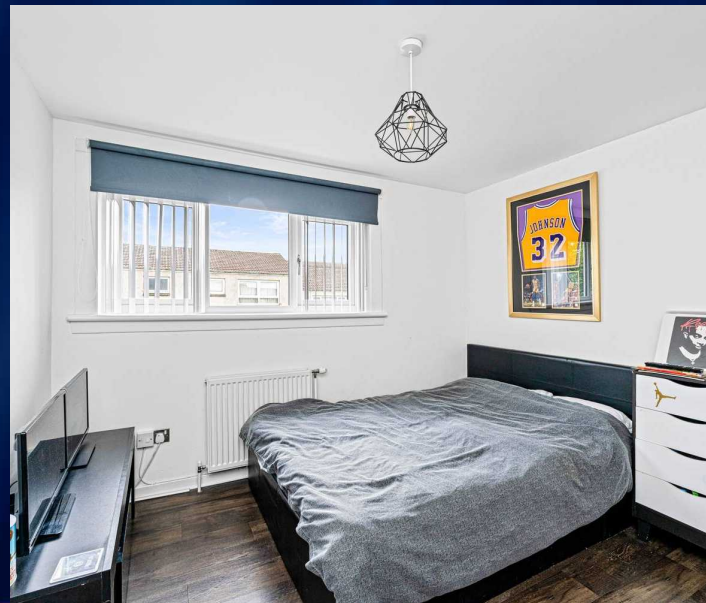
Family Bathroom

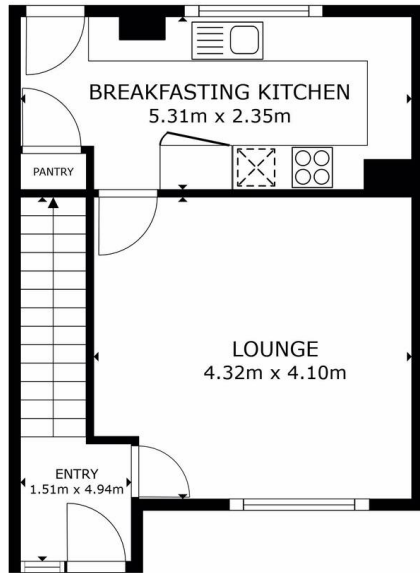
6' 6" x 5' 5" (1.98m x 1.64m)

Completing the internal accommodation is a stunning 3-piece family bathroom, which comprises of large bathtub, with overhead power shower, wash hand basin & W.C – both of which are sunk into handy vanity storage. The room boasts stunning wall panels, and flooring & a glazed window.

Exterior

Externally, the property is accompanied by lovely low maintenance gardens to the front and rear. The front showcases a pretty seating area, set amongst lovely chipped stones and planting. And to the rear there is a turfed area, storage shed and a gorgeous patio – ideal for those sun-worshippers!

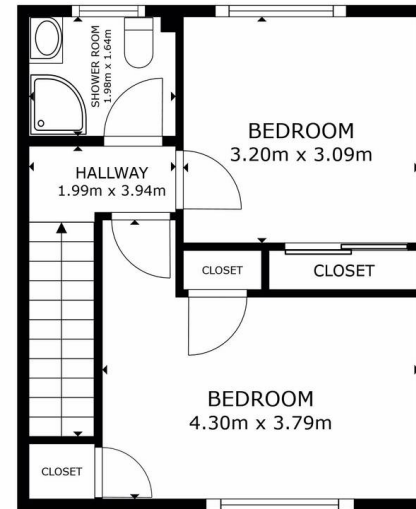




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 36.0 m² FLOOR 2 34.7 m²
 TOTAL : 70.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 36.0 m² FLOOR 2 34.7 m²
 TOTAL : 70.7 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.