



# 77 Cochrane Street

Bathgate, West Lothian, EH48 4JF





## Property Summary

Set on a prime corner plot within easy walking distance of the town centre, this two-bedroom end-terrace house is in true move-in condition. The home enjoys a south-facing living room with a fireplace, a style kitchen with garden views, and two double bedrooms with built-in wardrobes. Completing the accommodation is a wet room. Externally, the property benefits from generous garden grounds with ample outdoor seating space, private off-street parking to the rear, as well as unrestricted on-street parking and easy access to a wealth of amenities, including shops, green space, and transport links.

Extras: all fitted floor and window coverings, light fittings and integrated kitchen appliances are included in the sale.

## Property Features

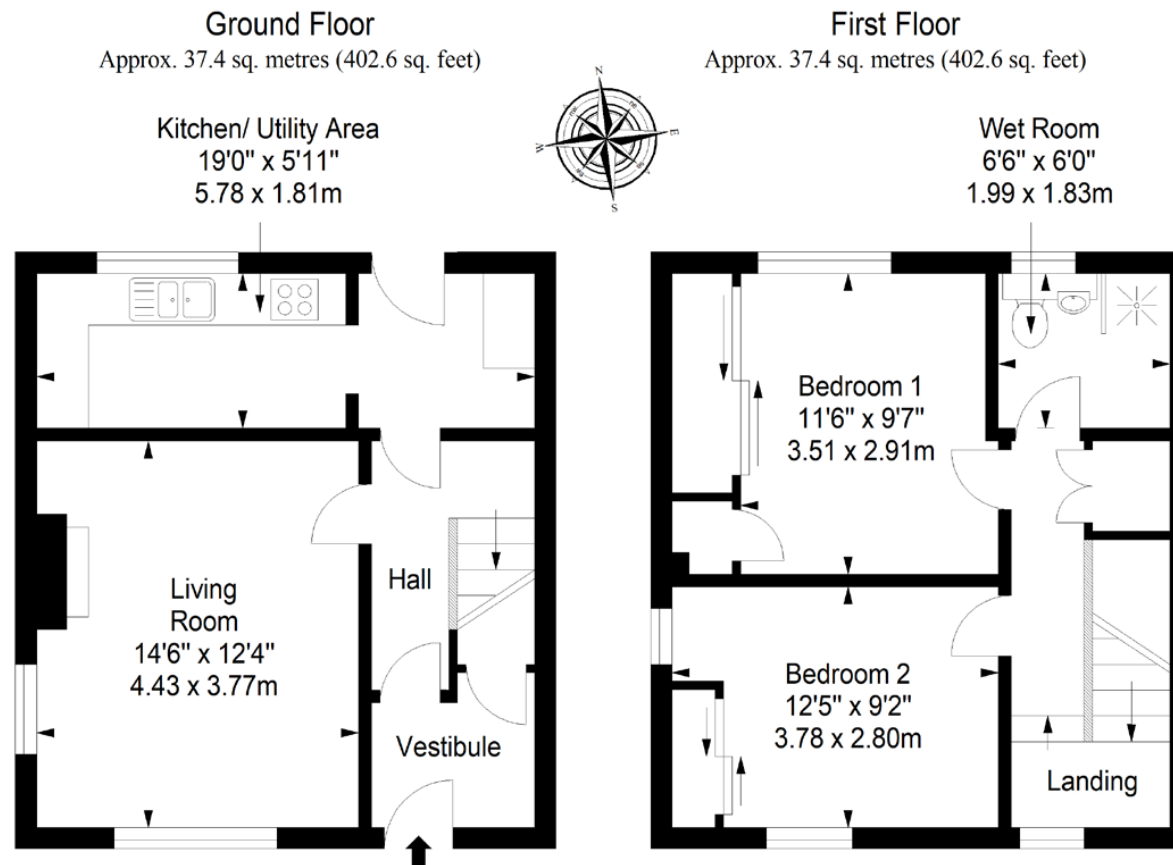
- Attractive end-terrace house
- Situated in the heart of Bathgate
- Within walking distance of the High Street
- Neutral interiors throughout
- Entrance hall with storage
- South-facing living room with fireplace
- Stylish galley-inspired kitchen
- Landing with storage
- Two spacious bedrooms with wardrobes
- Fully-tiled wet room
- Private gardens to the front and rear
- Generous corner plot with off-street parking space
- GCH and double glazing
- EPC Rating - D







# Floorplan



Total area: approx. 74.8 sq. metres (805.2 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106