



8 Fisher Road, Bathgate

Offers Over £235,000



8 Fisher Road

Bathgate, Bathgate

Council Tax band: E

Tenure: Freehold

- Spacious Town House
- 4 Good Sized Bedrooms/Principal with Ensuite Shower Room
- Fitted Kitchen/Breakfast Room with all appliances including American style Fridge/Freezer and French Doors to fully enclosed rear garden
- Gas Central Heating with Combi Boiler
- Recently fitted carpeting on staircases, landings and Bedroom 3
- HIVE heating thermostat
- Suntrap Rear Garden laid to astro turf and large shed
- Rear access to allocated and visitor parking
- Close to Morrisons Superstore
- Close to Medical Centre





Hall

Access through stylish composite door with opaque glazed panel. Doors to lounge and downstairs WC. Amtico flooring through hall, lounge/dining room, kitchen/breakfast room and WC. Recently fitted carpeted staircases, upper landings and bedroom 4. Light fitting, radiator.

Lounge/Dining Room

15' 2" x 12' 0" (4.62m x 3.66m)

Good sized sitting room with ample space for dining table. Front facing window with venetian blind. Radiator. Door to kitchen/breakfast room.

Downstairs WC

Fitted with dual flush EC and small pedestal wash hand basin. Tiled to dado height. Chrome vertical radiator, downlighters.

Fitted Kitchen/Breakfast Room

15' 6" x 9' 4" (4.72m x 2.85m)

Fitted with base and wall mounted units/one housing combi gas central heating boiler, integrated dishwasher, gas hob, electric fan assisted oven, cooker hood, stainless steel sink with side drainer and shower mixer tap. The Beko American style fridge/freezer with drawers and water dispenser is included in the sale but is not warranted. French doors to rear garden. Rear facing window with venetian blind. Cupboard housing electric switchgear. Radiator.

Upper Landing

Doors to three bedrooms and bathroom. Front facing window.

Bedroom Two

10' 10" x 8' 1" (3.31m x 2.46m)

Double bedroom with rear facing window and venetian blind, curtains and pole. Fitted carpet, radiator.

Bedroom Three

26' 7" x 25' 7" (8.10m x 7.80m)

Rear facing window with venetian blind. Radiator.



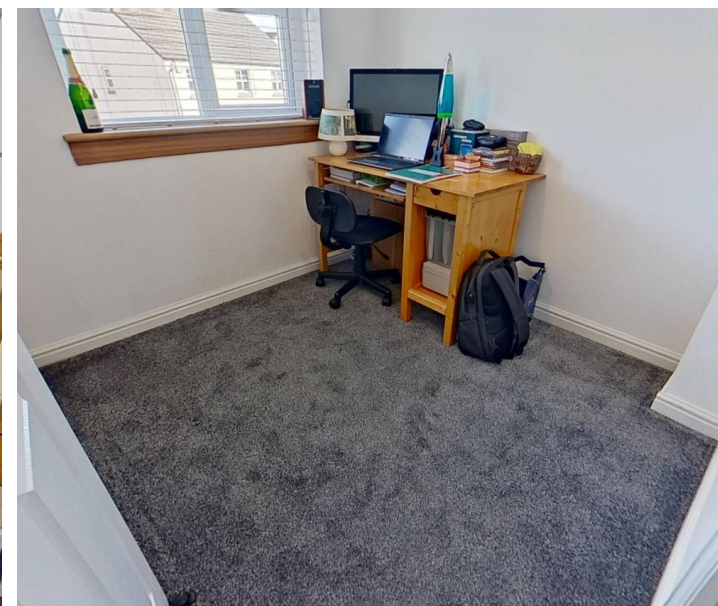
GARDEN

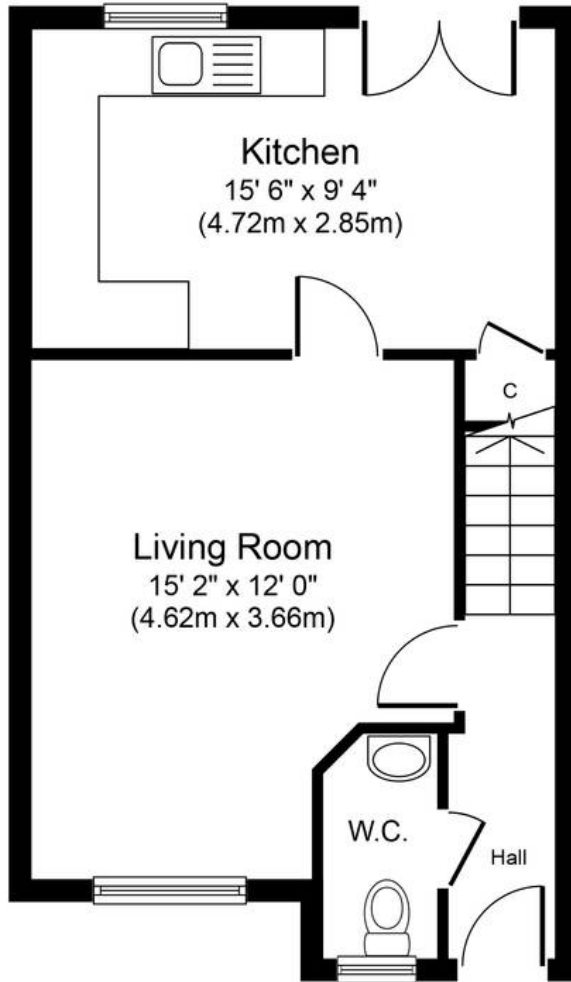
Suntrap rear garden partly laid to slabs and partly astro turf. Large garden shed. Gate access to allocated and visitor parking.

ALLOCATED PARKING

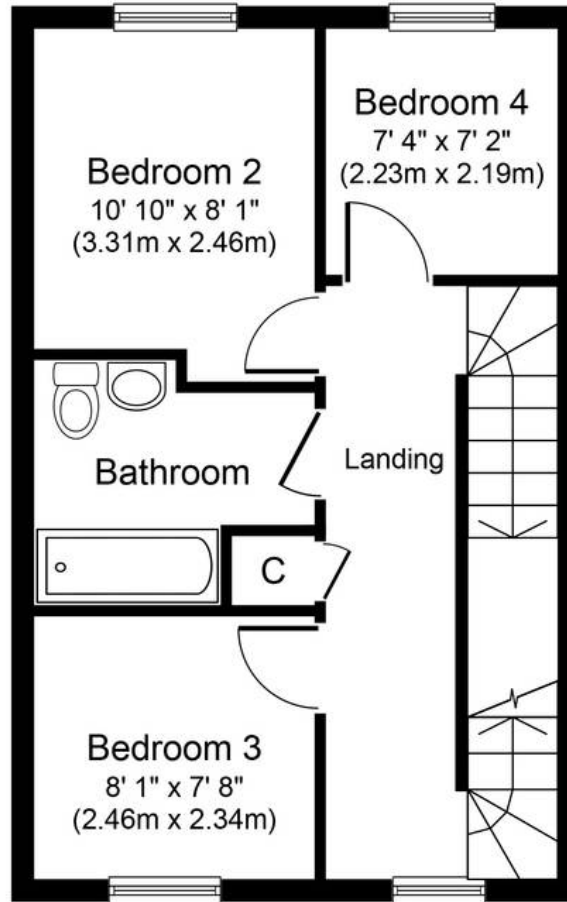
1 Parking Space

Ample parking for residents and visitors.

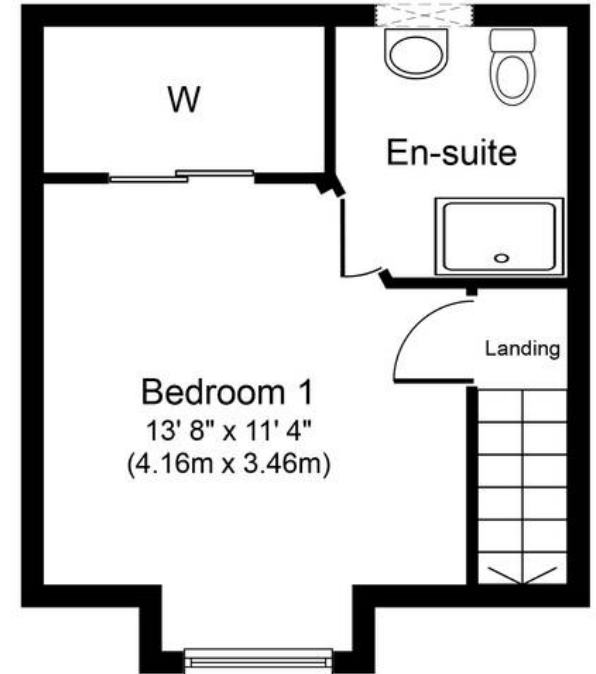




Ground Floor
Approximate Floor Area
393 sq. ft.
(36.5 sq. m.)



First Floor
Approximate Floor Area
380 sq. ft.
(35.3 sq. m.)



Second Floor
Approximate Floor Area
260 sq. ft.
(24.1 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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