



4A Park View

Stoneyburn, Bathgate, EH47 8AX



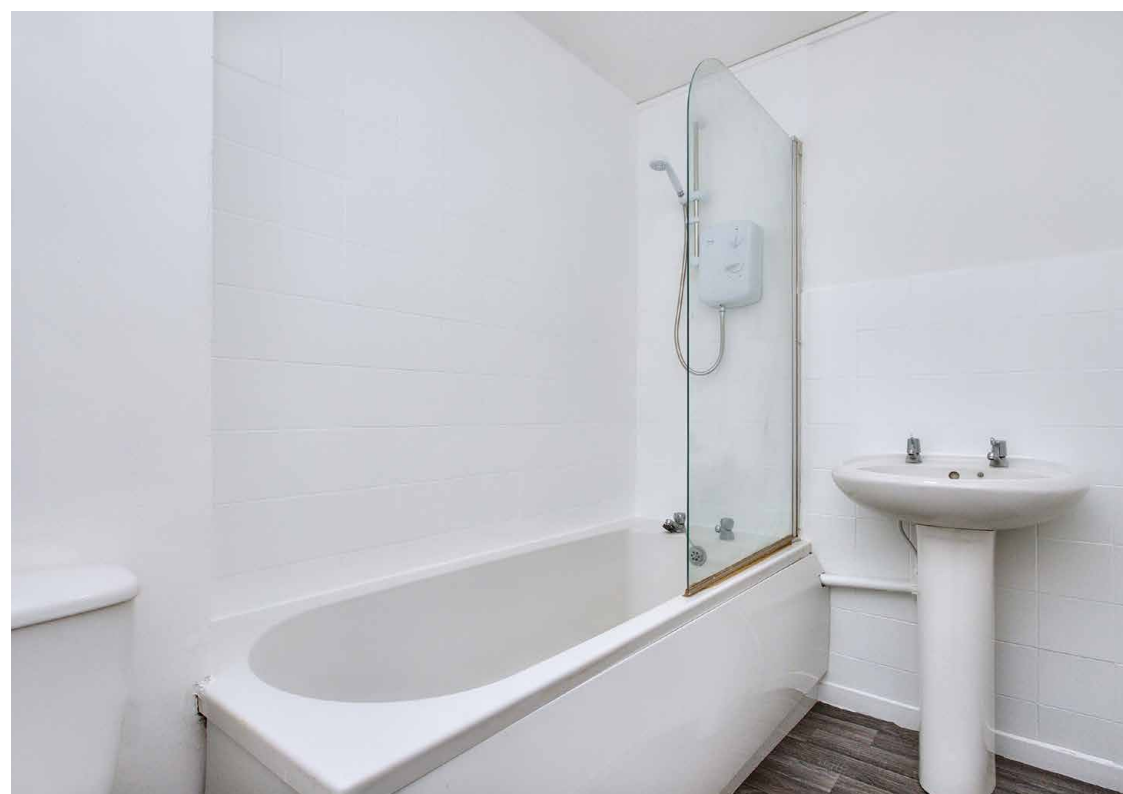
Property Summary

Introducing a one-bedroom ground-floor flat which forms part of an established residential development in the village of Stoneyburn. The flat offers bright and spacious rooms, and it is in excellent decorative order throughout, providing buyers with a sought-after blank canvas. Enjoying proximity to the West Lothian countryside, this home is an ideal base for anyone seeking a relaxed lifestyle within commuting distance of Edinburgh and Glasgow (which can both be reached in 45 minutes by car).

Extras: all fitted floor coverings, light fittings, an integrated oven and ceramic hob, and an undercounter washing machine to be included in the sale.

Property Features

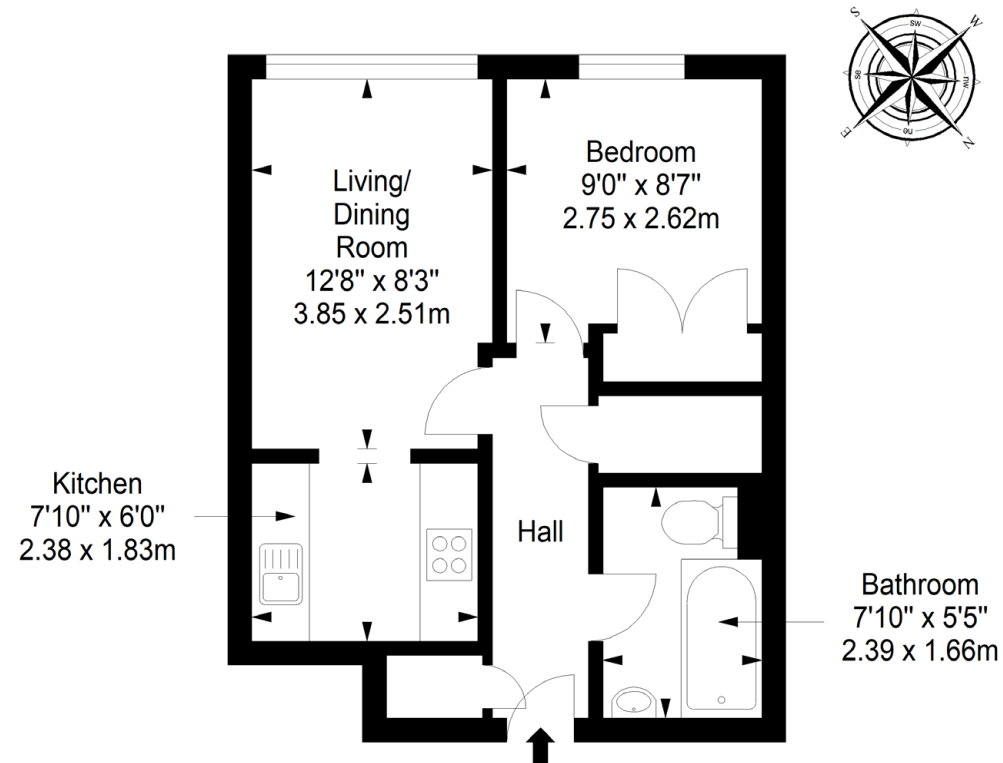
- Ground-floor flat in move-in condition
- Situated in the village of Stoneyburn
- Neutral interior décor throughout
- Secure telephone entry-system
- Entrance hall with built-in storage
- Bright and airy living/dining room
- Well-appointed kitchen
- One bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Communal back garden
- Ample residents' parking
- Electric heating and double glazing
- EPC Rating - D



Floorplan

Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 34.1 sq. metres (367.1 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