



15 Inch Crescent, Bathgate

Offers Over £275,000



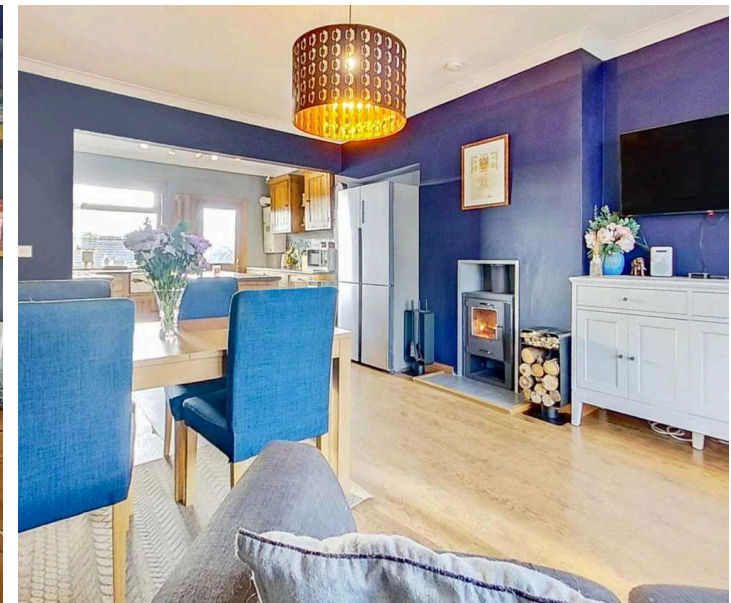
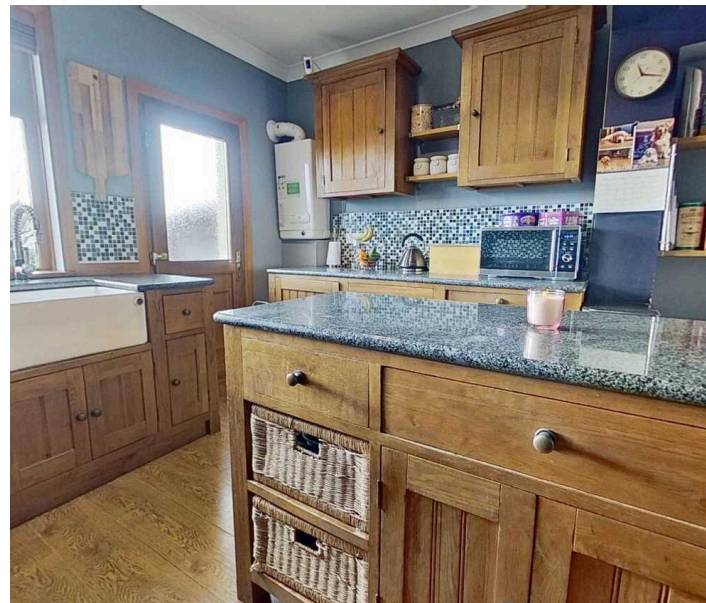
15 Inch Crescent

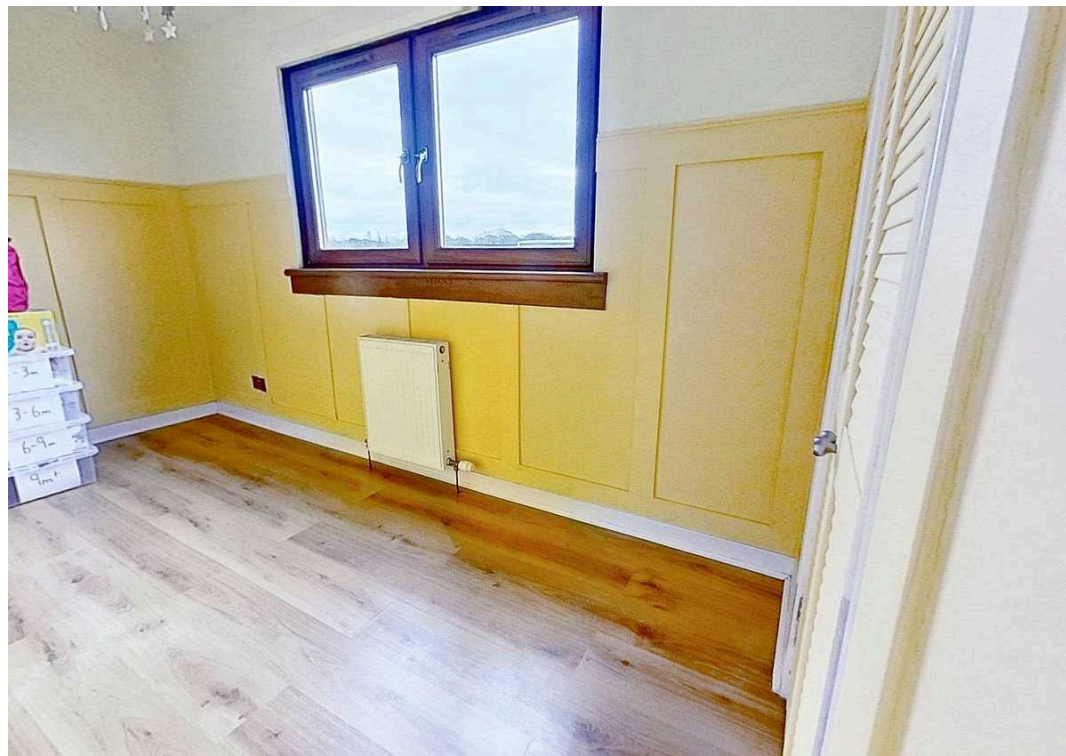
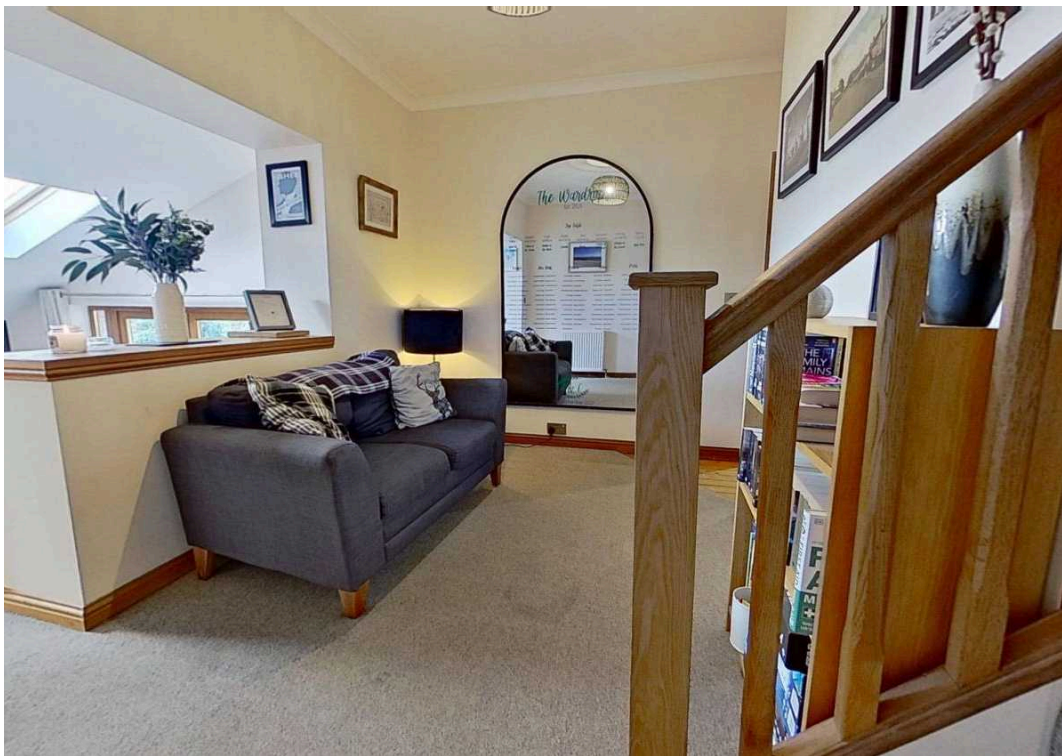
Bathgate, Bathgate

Council Tax band: D

Tenure: Freehold

- Versatile accommodation
- Lounge with French doors to suntrap patio
- UPVC double glazed windows and doors
- Combi Gas Central Heating Boiler
- Detached Garage
- Double Bedroom on Ground Floor
- Bathroom upstairs and Shower Room downstairs
- Close to Boghall Primary School and Bathgate Academy
- Handy for Railway Station and M9 access
- Amazing kitchen/dining/family room with range cooker and log burner





Vestibule

Access through UPVC door with opaque double glazed inset. Cupboard housing electric switchgear including Smart meter. Tiled floor. Glazed oak door to hall.

Hallway

Welcoming hallway with oak doors to kitchen/dining/family room, bedroom and shower room. Opening to snug/dining room. Natural wood flooring, vertical radiator, 3-way spotlights.

Kitchen/Dining/Family Room

24' 9" x 11' 11" (7.54m x 3.63m)

Amazing space. The kitchen is fitted with base and wall mounted units, central island, integrated dishwasher, Belfast sink with spray mixer tap, granite worktops with tiling above. The range cooker is included in the sale but is not warranted. Wall mounted combi gas central heating boiler. UPVC door with opaque double glazed inset and rear facing window with roller blind. The dining/family room area has a log burner with ceramic tiled hearth. Front facing window with wood effect venetian blind. Shelved recess. Laminate flooring, radiator.

Bedroom Two

12' 0" x 9' 9" (3.65m x 2.97m)

Double bedroom with front facing window, curtains and pole. Two double wardrobes. Fitted carpet, radiator.

Shower Room

8' 3" x 5' 3" (2.51m x 1.60m)

Fitted with quality semi pedestal wash hand basin and mixer tap, dual flush WC and fully tiled shower cubicle with mains rain head shower. Opaque glazed window. Laminate flooring, chrome vertical radiator.

Dining Room/Snug

12' 0" x 7' 10" (3.65m x 2.38m)

Versatile room ideal for use as a dining room for entertaining or family meals. Walk-in cupboard with plumbing for washing machine. Fitted carpeting through to lounge and staircases. Radiator.

Lounge

13' 2" x 12' 0" (4.01m x 3.65m)



GARDEN

Gardens to front, side and rear. The south facing rear garden is laid to grass with two suntrap patio areas, one decked. Log stores including logs.

GARAGE

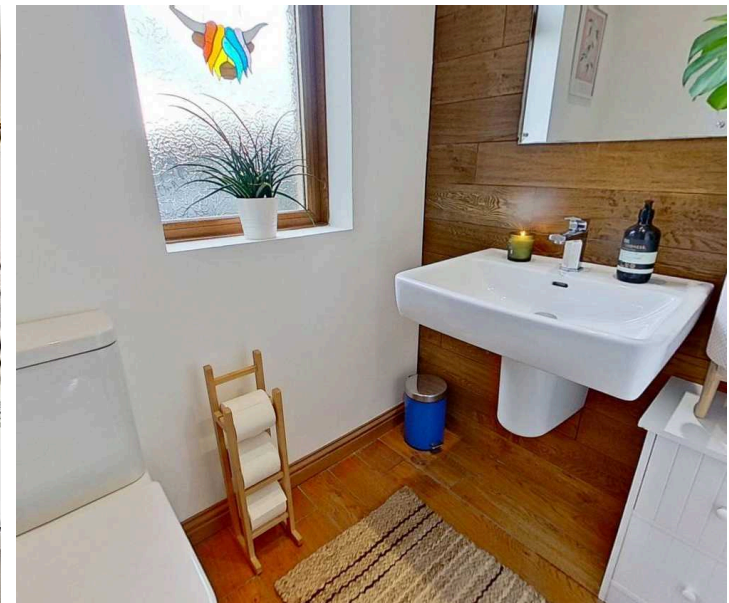
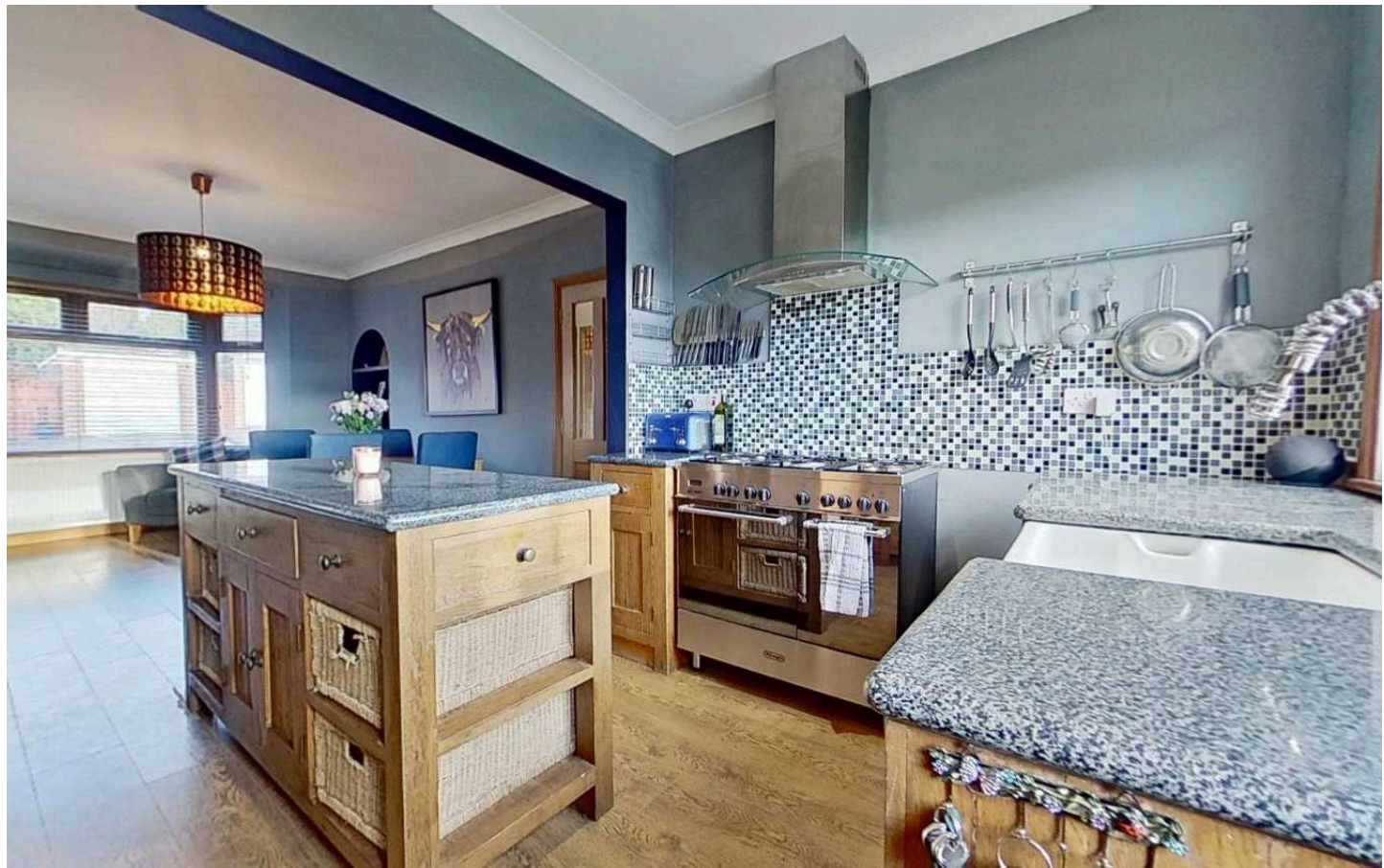
Single Garage

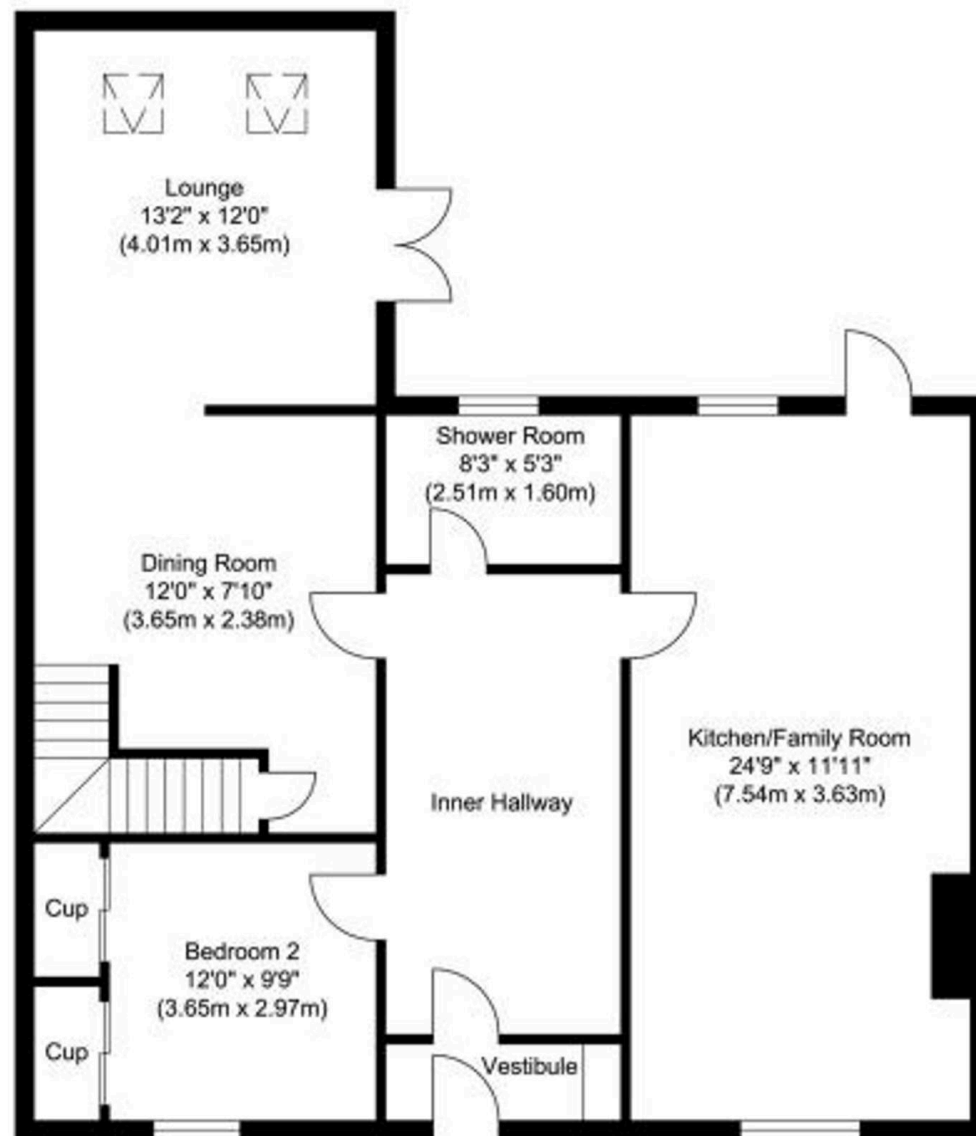
Detached garage with up and over door, power and light.

DRIVEWAY

3 Parking Spaces

Monobloc/chipped parking for three cars.





Ground Floor
 Approximate Floor Area
 972.19 sq. ft.
 (90.32 sq. m)

Inch Crescent, Bathgate, West Lothian, EH48 1EU

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. 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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