



11 Easter Inch Steading, Bathgate

Fixed Price £229,000



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Bathgate, Bathgate

Charming mid-terraced steading conversion in Bathgate outskirts. Generous rooms, Three double bedrooms, ensuite, large kitchen, garage, communal courtyard, front garden. It's an ideal blend of comfort and style.

Council Tax band: TBD

Tenure: Freehold

- Idyllic courtyard setting
- 3 Double Bedrooms/Principal Ensuite Shower Room
- Spacious Kitchen/Dining Room
- Utility Room
- Lovely sunny lounge with arched window formation
- Downstairs WC
- Condensing Boiler
- Resident and Visitor Parking





Hall

6' 5" x 7' 5" (1.96m x 2.26m)

Access from front garden through timber door with opaque glazed insets. Doors to lounge, kitchen/dining room and downstairs WC. Laminate flooring through hall, kitchen/dining room and utility room. Carpeted staircase to upper landing and bedrooms.

Downstairs WC

3' 3" x 5' 1" (0.99m x 1.55m)

Fitted with low flush WC and small wash hand basin with tiled splashback. Radiator.

Lounge

10' 1" x 19' 6" (3.08m x 5.94m)

Imposing sitting room with arched window formation offering lovely views of the front garden and countryside beyond. Fitted carpet, two radiators, two 3-way light fittings.

Fitted Kitchen/Dining Room

An other superb room with front and rear facing windows. The kitchen area is fitted with a range of base and wall mounted units, new induction hob, electric fan assisted oven, extractor hood, integrated fridge/freezer, stainless steel sink, side drainer and mixer tap, and complementary worktops with tiling above. Door to utility room. Radiator, Roman blinds, 4-way spotlights, 3-way light fitting.

Utility Room

6' 5" x 6' 0" (1.96m x 1.83m)

Fitted with base units, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Condensing combi gas central heating boiler. Understair storage cupboard. New composite door to rear courtyard. Radiator.

Upper Landing

6' 4" x 13' 5" (1.94m x 4.10m)

Currently used as an office. Doors to bedroom and bathroom. Velux window.

Principal Bedroom

10' 2" x 9' 7" (3.11m x 2.93m)

Good sized double bedroom with rear facing Velux



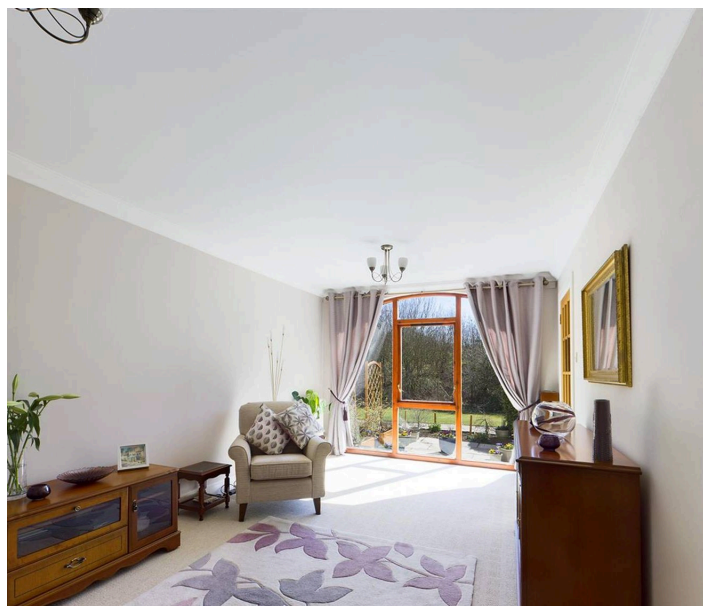
GARDEN

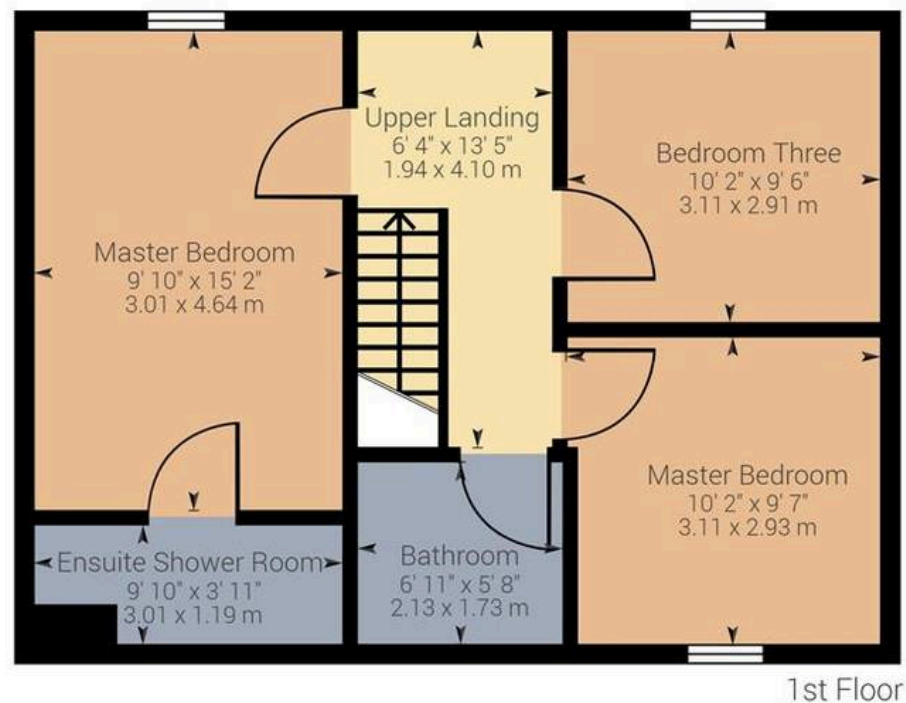
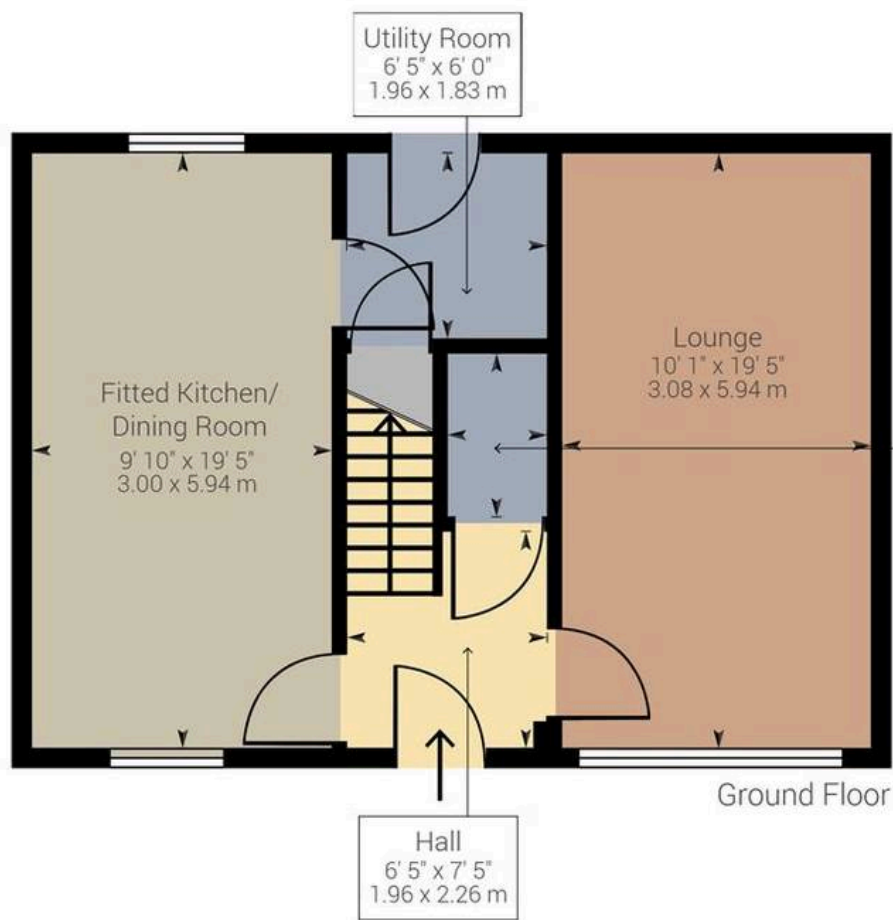
Communal courtyard to rear. Private back garden and south facing front garden.

GARAGE

Single Garage

End terraced garage with up and over door.





Approximate net internal area: 1005.13 ft² / 93.38 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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