



36 Galabraes Crescent,  
Bathgate EH48 4DT  
Offers Over £185,000

**Caesar & Howie**  
Solicitors & Estate Agents



36 Galabraes Crescent

Bathgate EH48 4DT

Early viewing is a must of this well presented and popular style semi detached bungalow, located in a well established and sought after locale. The property will make an excellent buy for downsizing perhaps and is well maintained throughout. (Home Report nearly all Cat 1's) It is set within sizable and attractive gardens and holds further potential. Features include sizable lounge, flexible second bedroom or dining and modern conservatory added to rear. The shower room has a 4 pc suite in white. Attic space. Long driveway. Many extras available. Flexible/early entry if required. Chain free. Bathgate provides a host of shopping, leisure, recreational areas and amenities. Rail station within short drive.

- Entrance hall
- Spacious lounge
- Kitchen
- Master bedroom
- 2nd bedroom or dining
- Conservatory/Underfloor heating
- Modern shower room
- GCH & DG
- Attractive gardens & driveway
- Council Tax band C
- Approx floor area 60m2



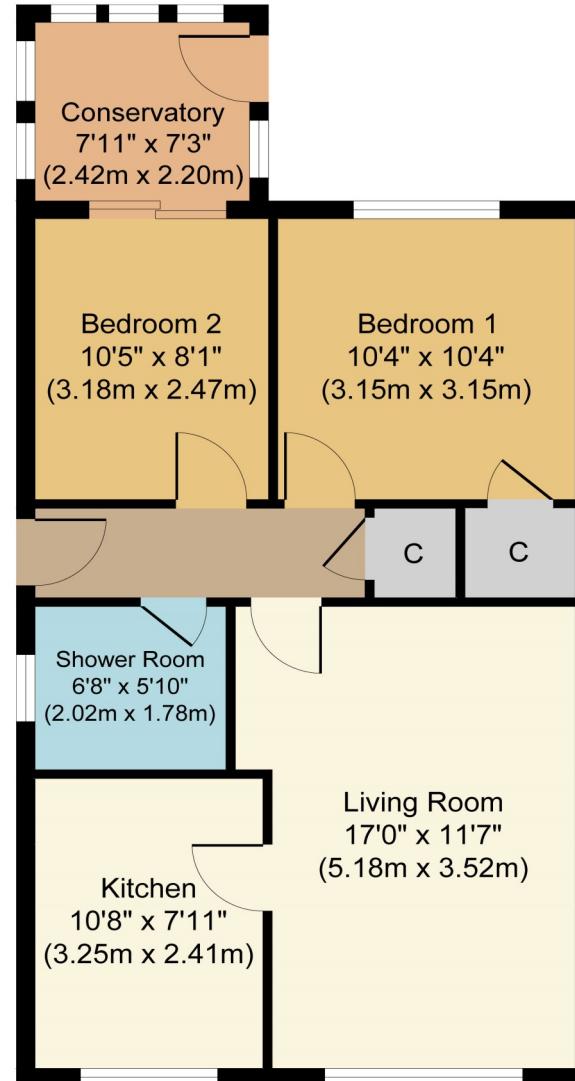
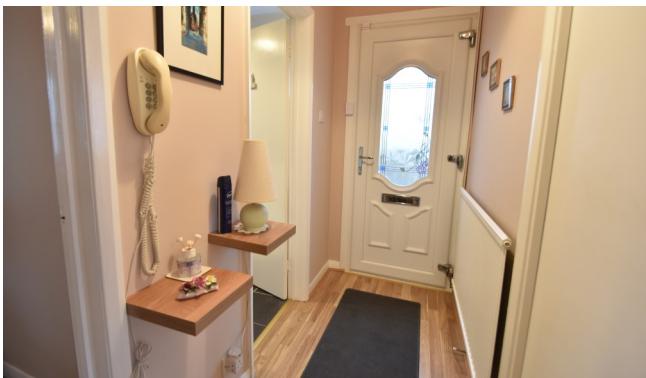
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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### Approximate Floor Area

**641 sq. ft**

**(59.50 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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