



13 Renton Drive, Bathgate

Offers Over £170,000



13 Renton Drive

Bathgate

Nestled within a peaceful cul de sac in the highly sought after Wester Inch development, this modern 2 bedroom mid terrace property offers an exceptional living experience. Its prime location places it within walking distance of primary schooling and a short drive to secondary schooling, making it an ideal family home. The town centre of Bathgate is also nearby and offers a range of local amenities and transport links. Presented in true walk in condition with no onward chain.

Upon entering, you'll be greeted by a bright and welcoming lounge flooded with natural light, creating a warm and inviting atmosphere and setting the tone for the rest of the property. The lounge also boasts a useful under stairs storage cupboard, ensuring shoes and jackets are neatly tucked away.

A modern fitted kitchen adjoins the lounge and comes complete with integrated electric oven and gas hob. For added convenience, the washing machine and fridge/freezer are included in the sale. The back door opens up to the rear garden, making outdoor dining or relaxation easily accessible. Additionally, there is ample space for a dining table, perfect for family meals and gatherings.

A stylish downstairs w/c accessed from the kitchen adds to the property's functionality and convenience.

Moving upstairs, you'll discover two bright and well-proportioned bedrooms, offering plenty of space for free standing furniture and personalization. Whether it's a child's playroom, a home office or a guest room, these bedrooms offer versatility.



The sleek and modern bathroom completes the accommodation with both a bath and mains shower, complemented by eye catching feature tiling, making it a serene space to unwind and rejuvenate. Externally, the property boasts a chipped front garden that adds to its curb appeal, while the fully enclosed rear garden is mainly chipped, requiring minimal maintenance and providing a secure space for outdoor activities. An additional paved patio seating area in the rear garden offers a perfect spot for al fresco dining or relaxation. Ample on-street residents' parking is available, ensuring parking is hassle free for you and your guests.

Notably, the property is presented with no onward chain, making the transition to your new home even smoother. Don't miss the opportunity to make this delightful property your own.

This home is ideally located in a quiet, family-friendly area of Bathgate, yet it offers easy access to everything you need. The town centre is just a short distance away, with an array of local shops, cafes, and restaurants, including *Café Deli*, *The Steadings*, and *The Coffee Pot*. Families will appreciate the proximity to reputable schools like *Simpson Primary School* and *Bathgate Academy*. For outdoor enthusiasts, *Bathgate Golf Club*, *Bathgate Park*, and *Recreation Park* offer excellent opportunities for walking, sports, and family activities. Commuters will benefit from the nearby Bathgate railway station, which provides regular services to both Edinburgh and Glasgow, while the M8 motorway is just a short drive away for quick access to major cities. The area is also well-served by bus routes and has convenient amenities like *Morrisons* and *Tesco Superstore* for everyday shopping, as well as the *Bathgate Leisure Centre* for fitness and recreational activities.

Home Report Value- £175,000

Square Ft- 592/55m2

EPC Rating - B

Council Tax Band - C

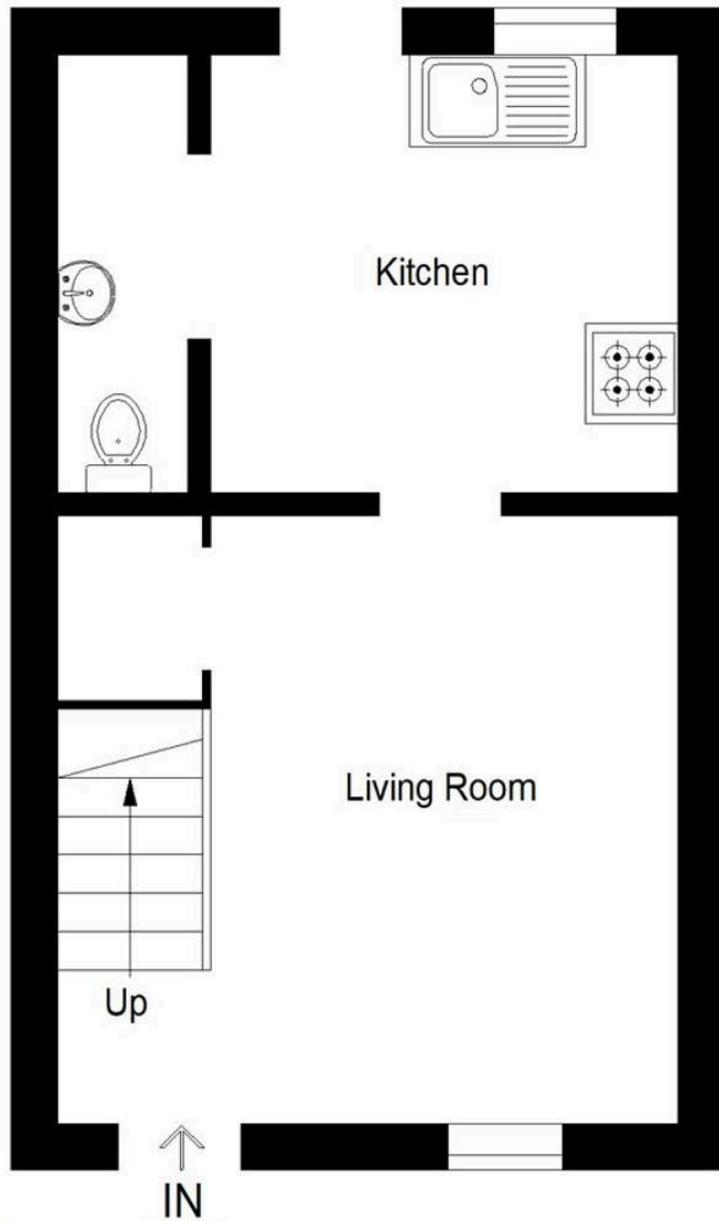
Property Sold As Seen

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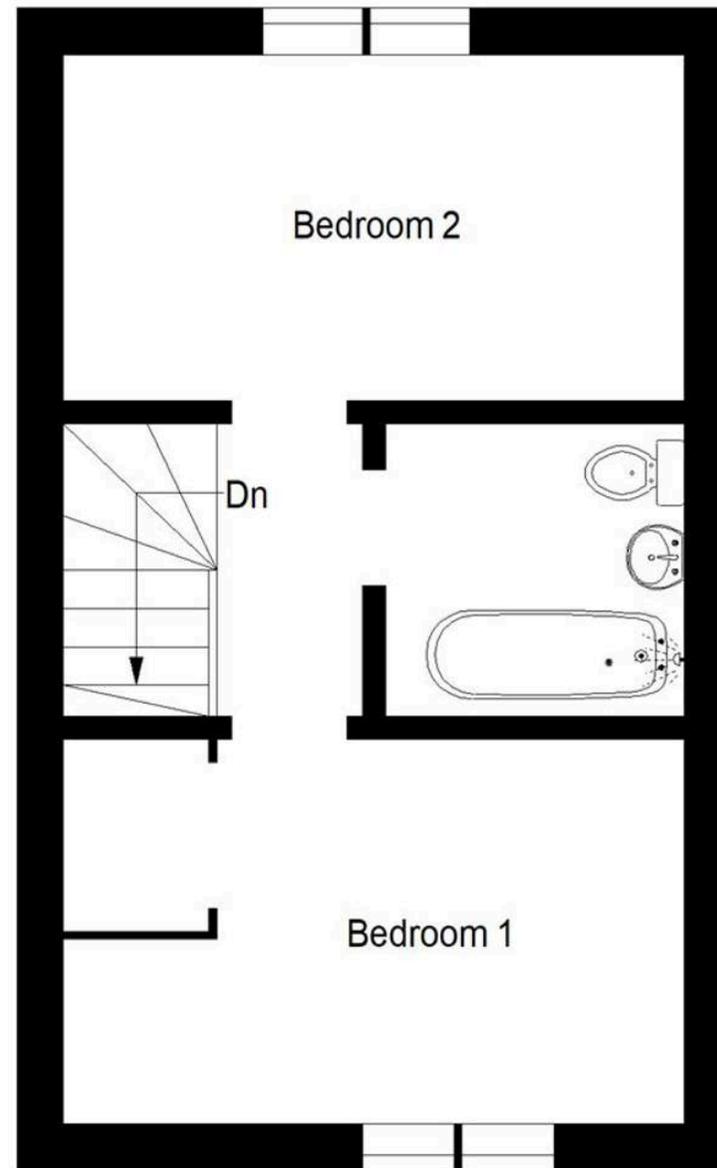




Approximate Gross Internal Area
56.3 sq m / 606 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1011502 / Ref:86196)



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