



REMAX
Property

115 Marina Road, Bathgate, EH48 1TA

Offers Over £130,000



Attractive Two Double Bedroom Home with Spacious Living Areas, Newly Fitted Shower Room & Sunny South-Facing Garden!

Lauren Beresford and RE/MAX Property are delighted to present to the market this two bedroom split level home located in Marina Road, Bathgate, EH48 1TA. Comprising of: Lounge, Kitchen, Two Bedrooms, Store Room and Shower Room. This property benefits from gas central heating, double glazing and on-street parking.

Marina Road is located in Boghall, Bathgate which is close to a range of amenities which includes a shop, post office, take away and within walking distance to pre/primary and secondary schooling. Bathgate town is approximately 1 mile away where you will find a range of shops, supermarkets, financial services, doctor surgery, dentists, bars, restaurants, leisure centre swimming pool, golf course, bowling club and tennis club.

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

Freehold Tenure

Council Tax Band A

Hall

6' 5" x 3' 5" (1.95m x 1.03m)

Entrance Landing Size-1.95m x 1.03m Enter into the landing where you can access the upper and lower level. The landing has one central light fitting, textured walls, side window, upper storage cupboard, one radiator and carpet flooring. Lower Hall Size- 1.16m x 0.90m The hall has one central light fitting, textured walls, built-in storage cupboard and carpet flooring.

Lounge

18' 4" x 10' 2" (5.58m x 3.10m)

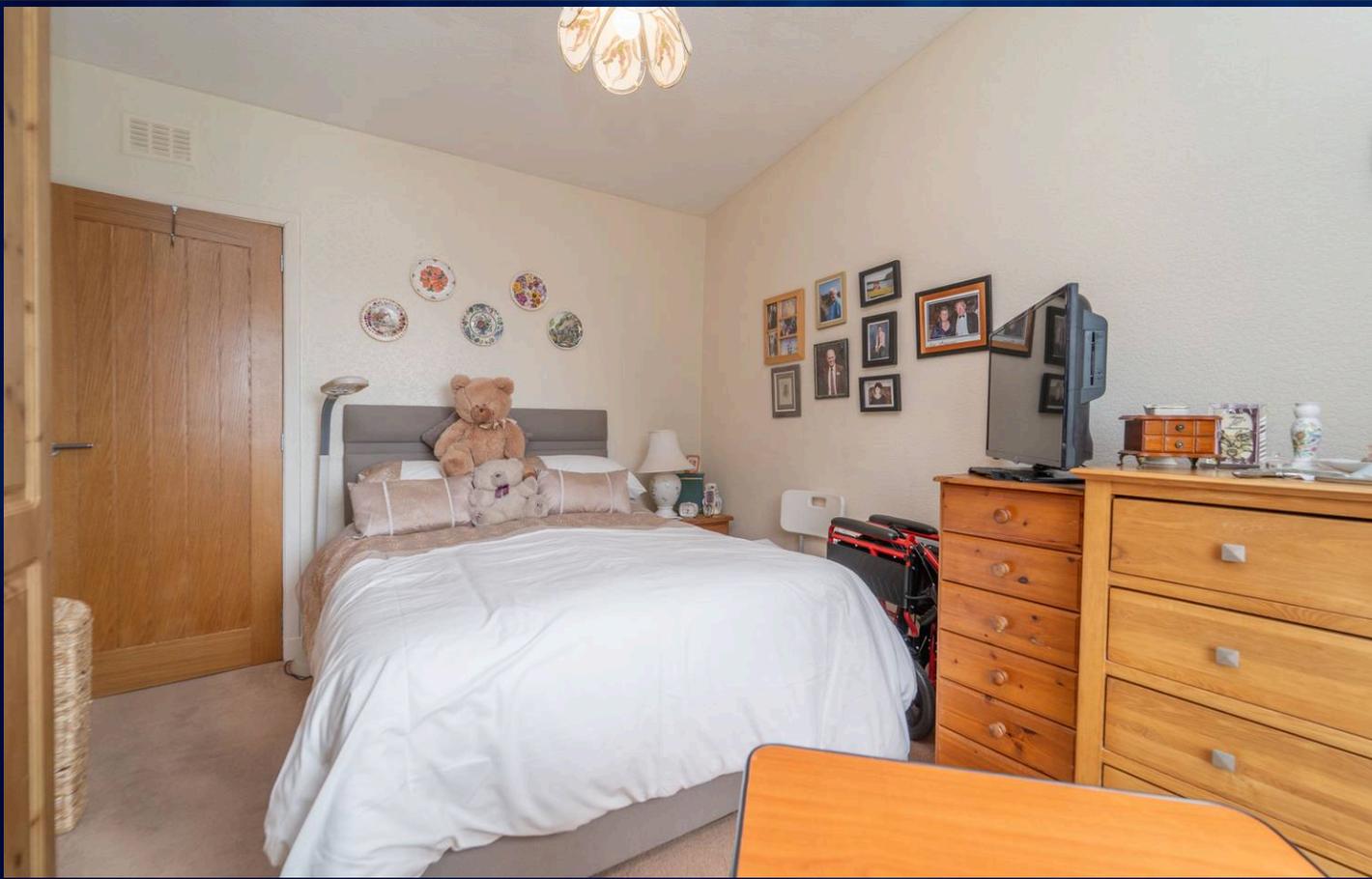
Spacious Lounge with a feature brick fireplace, front and rear facing window, and built-in cupboard. Around the room there is one central light fitting, wallpapered walls, one radiator and carpet flooring.

Kitchen/Dining

18' 1" x 10' 0" (5.52m x 3.06m)

Brilliant sized Kitchen comprising of: Fitted wall and base units, worktops, built-in storage cupboard, space for white goods, space for dining, integrated gas hob, fan oven, and stainless-steel sink with mixer tap. There are two central light fittings, tile and wallpapered walls, one radiator and carpet flooring. Additionally, there is a front facing window and French doors leading out to the rear Garden.





Upper Hall

9' 8" x 2' 11" (2.95m x 0.89m)

Upper Hall giving access to two double Bedrooms, store room and Shower Room. There is one central light fitting, textured walls, carpet flooring and space for a storage unit.

Shower Room

6' 5" x 5' 4" (1.96m x 1.62m)

Newly fitted Shower room comprising of toilet, sink vanity with mixer tap, and corner shower bath with overhead and handheld shower. The room has one central light fitting, front facing opaque window, heated towel rail, tiled walls and tiled flooring.

Bedroom 1

12' 5" x 10' 2" (3.78m x 3.10m)

Excellent sized double Bedroom located at the rear of the property with built-in wardrobe. There is one central light fitting, wallpapered walls, rear facing window, carpet flooring and one radiator.

Bedroom 2

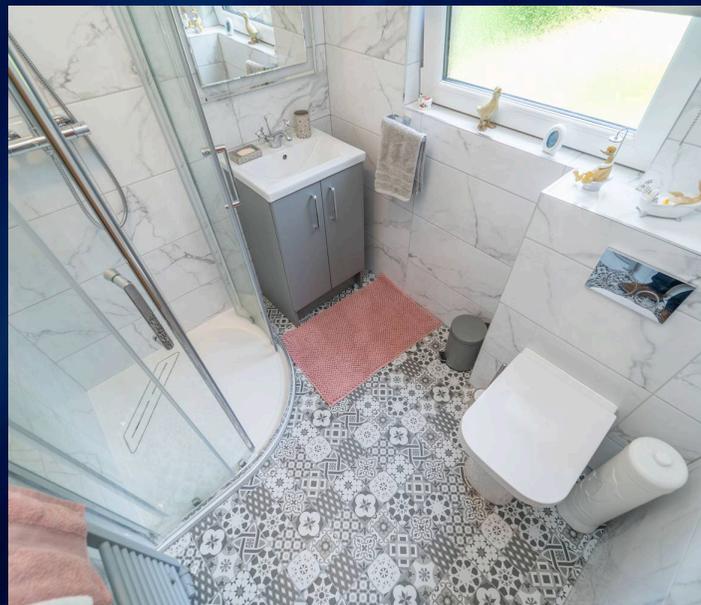
12' 4" x 10' 0" (3.77m x 3.06m)

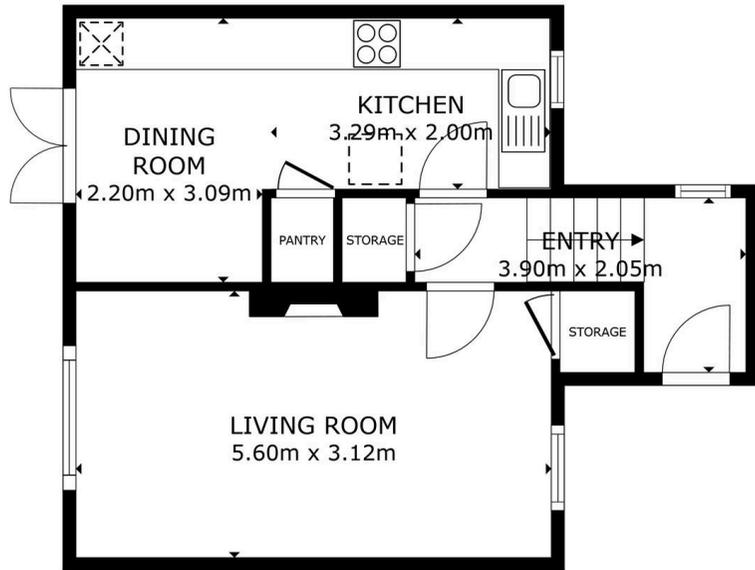
Spacious double Bedroom located at the rear of the property. There is one central light fitting, wallpapered walls, rear facing window, carpet flooring and one radiator.

Store Room

6' 10" x 5' 5" (2.08m x 1.65m)

Room located at the front of the property with one central light fitting, wallpapered walls, one radiator and carpet flooring. This room is ideal for a nursery, playroom or home office.

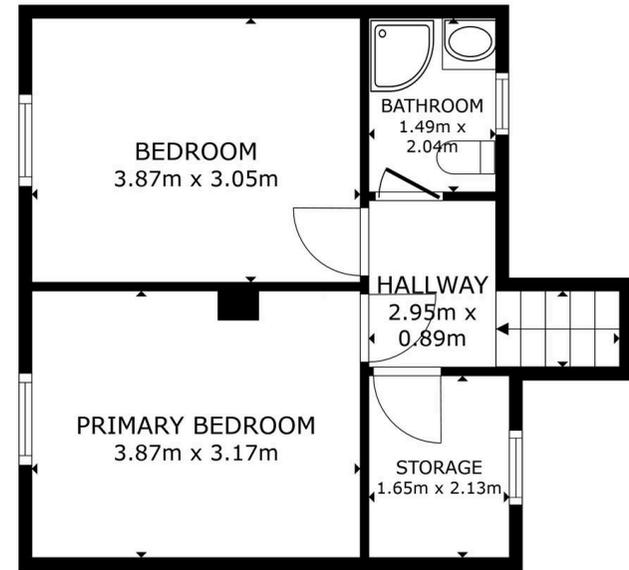




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 40.0 m² FLOOR 2 36.1 m²
 TOTAL: 76.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 40.0 m² FLOOR 2 36.1 m²
 TOTAL: 76.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.