



# 45 Glasgow Road

West Lothian, Bathgate, West Lothian EH48 2AQ



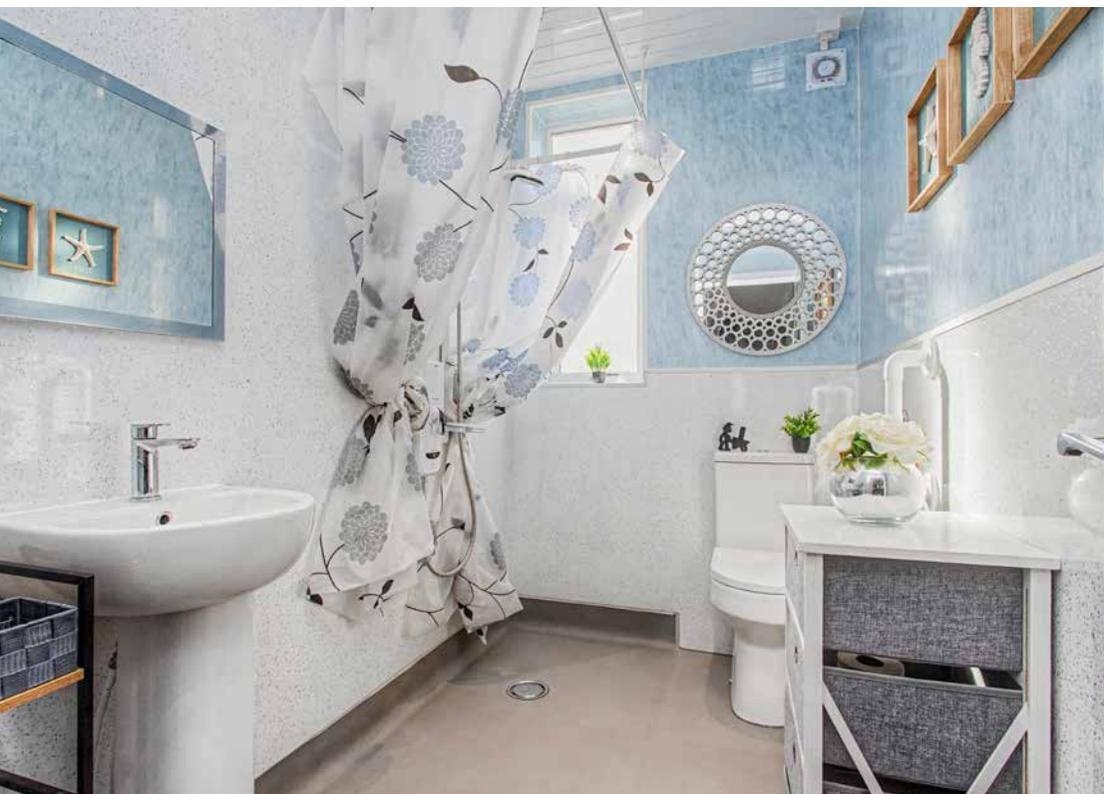
## Property Summary

Located in the well-connected town of Bathgate, this spacious two-bedroom lower villa, with new front and rear doors, offers bright, well-proportioned interiors and excellent outdoor space. The accommodation comprises a generous living/dining room, a fitted kitchen complete with new spotlights, new induction hob cooker and garden access, two sizeable double bedrooms, and a contemporary wet room. Externally, there is a large south-facing private garden area and shared drying green, with off-street parking available to the front and rear of the property. Ideally suited to a range of buyers, the home is within easy reach of local amenities, schooling, and transport links, including Bathgate's rail station and the M8 for commuting.

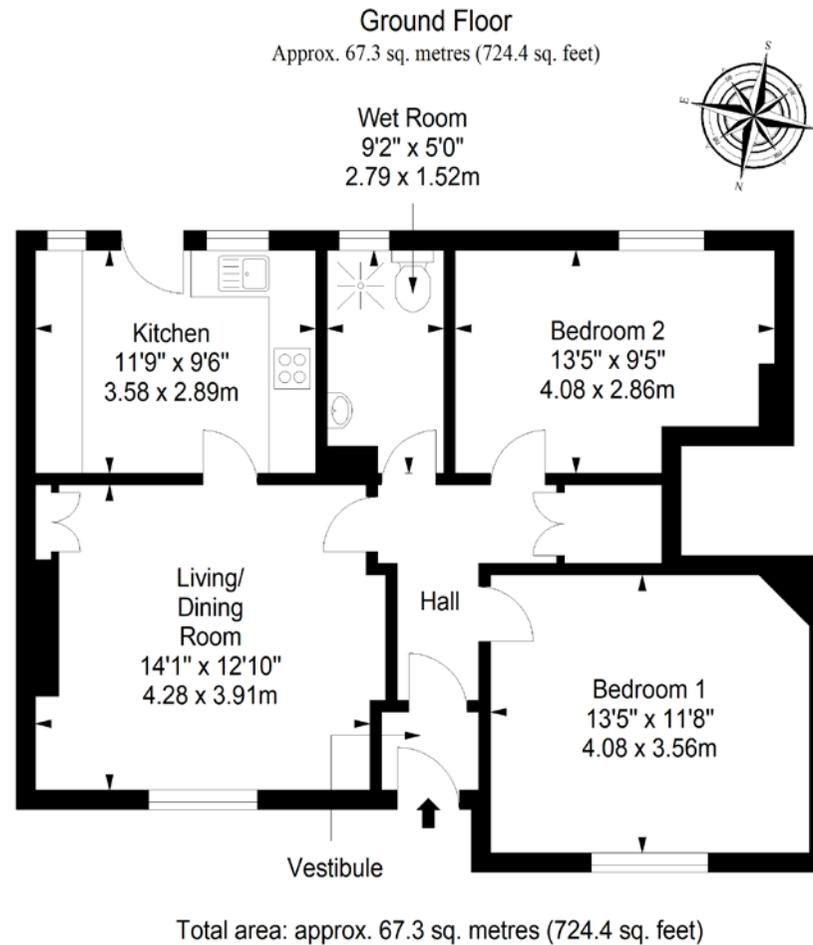
Extras: All fitted floor and window coverings, light fittings and a new induction hob cooker are included.

## Property Features

- Two-bedroom lower villa in a well-connected location
- Easy access to local amenities, schools, and transport links
- Entrance vestibule and hallway
- Bright and spacious living/dining room
- Modern kitchen with new induction hob cooker
- Two double bedrooms
- Contemporary wet room with easy-access shower
- Large south-facing private rear garden area
- Gas central heating and new double glazing
- Off-street parking
- Lapsed planning permission for a stone-built garage
- New fuse board installed
- New front and rear doors
- EPC Rating - C



# Floorplan



## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106