

Well stocked side and rear garden. Shed with power and light.

Viewing

By appointment with **Knight Bain** on **01506 852000**

Available days, evenings and weekends

Knight Bain are happy to offer the following services:

Conveyancing

home Reports

Financial Advice

Email: info@knightbain.co.uk



These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.

4 Greendykes Road, Broxburn, EH52 5AG | Tel: 01506 852000 | Fax: 01506 300450 | info@knightbain.co.uk



**40 Balbardie Crescent
Bathgate
EH48 4AJ
Offers Over £108,000**





Exceptionally spacious Upper Villa Flat, originally three but now two double bedrooms and a large lounge/dining room, bathroom, and breakfasting kitchen. The property benefits from a detached garage, extensive well stocked gardens to side and rear, gas central heating with a combi boiler.

Centrally located close to the town centre offering a number of shops, restaurants and bars and within walking distance of Balbardie Primary School.

Staircase

Access through timber door with opaque glazed insets. Carpeted staircase to hall. Glazed door to hall.

Hall

Doors to lounge/dining room, bedrooms, bathroom and cupboard housing fridge/freezer which is included in the sale but is not warranted and opening to fitted kitchen. Side facing window. Laminate flooring through hall and lounge/dining room.

Lounge 26'9" x 12'5" (at widest)

Exceptionally spacious living/dining room. Front and rear facing windows with roller blinds offering open views. Fire surround with marble inset and hearth and Living Flame gas fire. Two radiators, two stylish light fittings.



Fitted Breakfasting Kitchen 10'9" x 7'

Fitted with base and wall mounted units, gas hob, electric fan assisted oven, Bosch integrated dishwasher, 1.5 bowl stainless steel sink, side drainer and mixer tap, and complementary worktops. Rear facing window. Radiator. Drop leaf table and two stools.

Bedroom One 13' x 9'3"

Double bedroom with wall to wall fitted wardrobes offering an abundance of storage. Shelved cupboard. Front facing window with roller blind. Fitted carpet, radiator, 3-way light fitting.

Bedroom Two 11'5" x 10'9"

Another double bedroom with front facing window and roller blind. Double fitted wardrobes with shelf and hanging rails concealed behind sliding doors. Recess with shelf. Laminate flooring, radiator, 4-way light fitting.

Bathroom 10'9" x 4'9"

Fully tiled including floor and fitted with dual flush WC, pedestal wash hand basin with mixer tap and bath with mixer tap shower attachment and separate shower cubicle with body jets. Opaque rear facing window. Radiator and chrome vertical towel rail.

Garage

Brick built detached garage. Up and over door and rear door.

Gardens

