

Property Connections



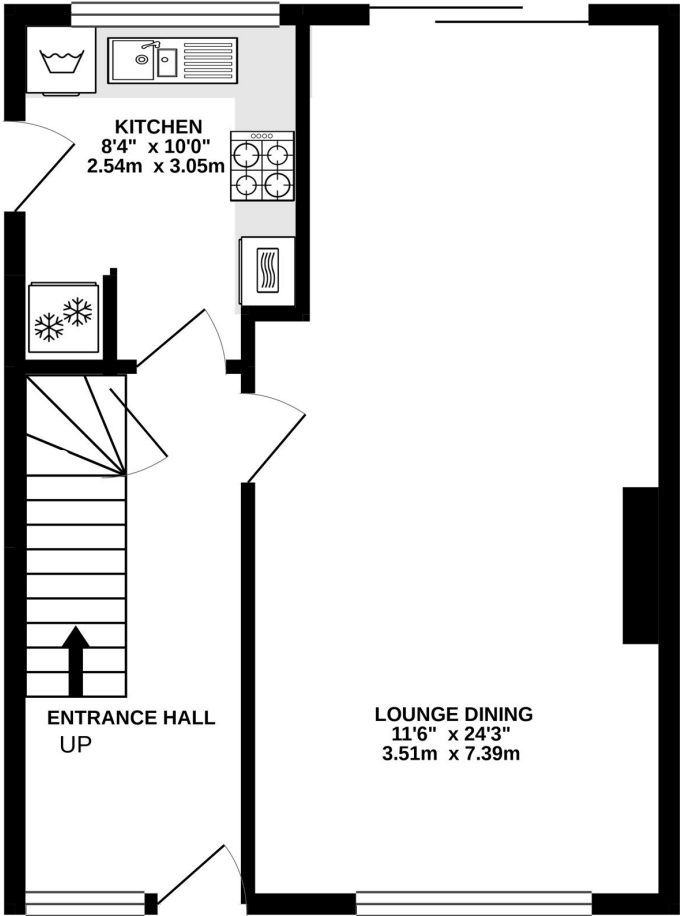
Estate Agent

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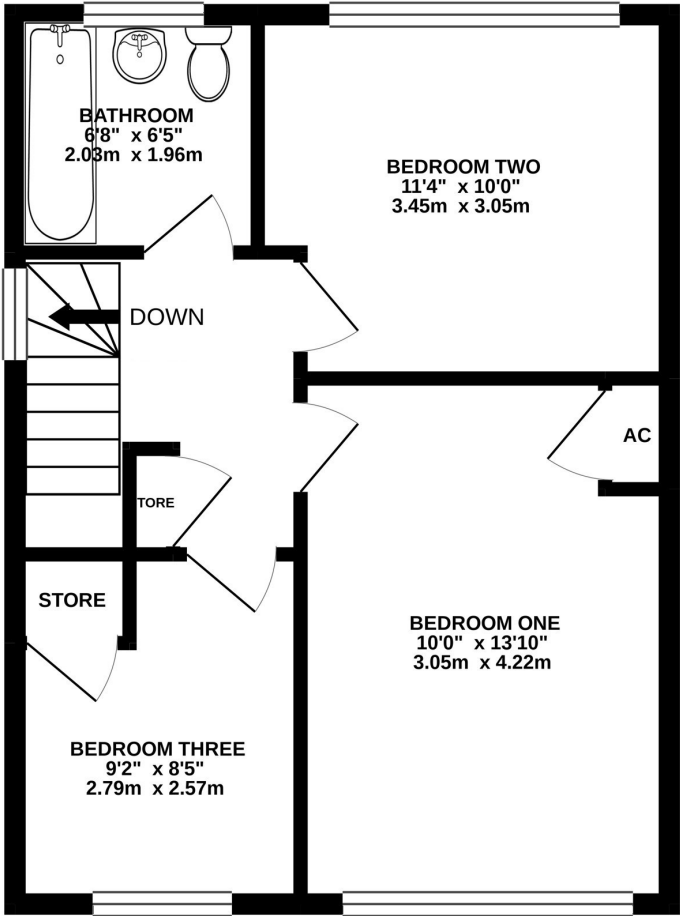


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Offering spacious accommodation over two levels, this three bedroom family home with single garage is located in a popular location, a short distance from Bathgate town centre and the main-line railway station with frequent access to Edinburgh and Bathgate.

With patio doors leading onto the rear garden, and a picture window overlooking the front aspect, the lounge dining room enjoys abundant natural daylight and is complete with warm décor and neutral carpet flooring.





Fitted with an excellent range of base and wall mounted units with contrasting worktop, the kitchen is modern and stylish with contemporary splashback and slate effect flooring. Integrated appliances include the gas hob with chimney hood, high level double oven and with further appliance spaces for a free standing washing machine and fridge/freezer. Door to rear garden.



The entrance hall is bright and spacious and gives immediate access to the lounge/dining room, kitchen and carpeted stairs leading to the upper apartments and benefits from an under stair cupboard offering excellent storage and the upper landing has a window for natural daylight and a storage cupboard.



Bedroom one overlooks the front aspect and is a large double bedroom with built-in storage and ample space for free standing wardrobes.





Overlooking the rear garden, bedroom two is a double bedroom with pastel décor and carpet flooring.

Bedroom three is a single bedroom with built in storage , light décor and carpet flooring.

With an opaque glazed window offering natural daylight, the family bathroom is fitted with a white suite with shower and screen to the bath, 'wet wall' panelling and contrasting flooring.





Externally, the front garden is laid to grass with the driveway offering parking for one car leading to the single garage and a path to the side giving access to the rear garden which is again laid mainly to lawn with mature shrubs.

Included in the sale are all fitted floor coverings, window blinds, curtain poles, and integrated kitchen appliances.

**Whilst the above particulars are believed to be correct,
they are not warranted and do not form part of any contract.**