



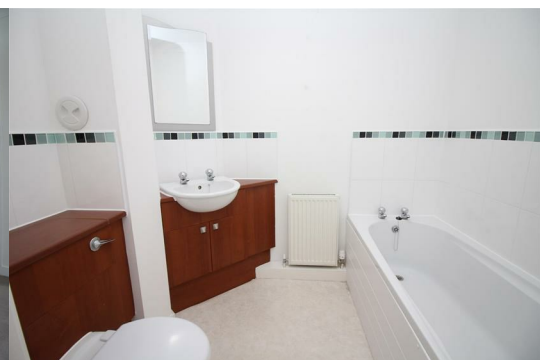
## 96 Whiteside Court

Bathgate, EH48 2TN

Offers over £118,000



Perfect for first time buyers or buy to let investors, this 2 bedroom top floor flat in Bathgate is sure to appeal to a range of buyer motivations. Located in Whiteside Court close to the centre of the town, this well-proportioned property is offered to the market on a chain free basis and ready for the prospective new owner to move right in. The popular development is an ideal option for buyers entering the market and is close to a selection of amenities and schooling, whilst proving handy for commuters due to the easy access to the M8 motorway and nearby train station. Cycle routes run parallel to the train line at the rear, offering a further option for those looking to explore the surrounding area.



## Description

The property is offered as a blank canvas throughout and in fresh neutral tones to allow the incoming new owner the ability to put down their own mark. Two double bedrooms both enjoy fitted wardrobes, whilst the larger front bedroom benefits from an en-suite shower room. A family bathroom with 3 piece white suite is also available. The open plan kitchen and living room is perfect for entertaining or everyday relaxing, with appliances remaining as a part of the sale. The building is secured with key fob entry system with a factor manager handling maintenance of the building and common grounds. An allocated parking space can be found in the residents parking area to the side, with additional visitor bays also available nearby.

## Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Hallway 16'0" x 5'6" (4.89m x 1.68m)

Livingroom / Kitchen 16'1" x 16'1" (4.92m x 4.91m)

Bedroom 1 12'3" x 10'9" (3.74m x 3.29m)

En Suite 4'5" x 3'8" (1.36m x 1.14m)

Bedroom 2 11'8" x 9'10" (3.56m x 3.00m)

Bathroom 7'6" x 5'6" (2.29m x 1.70m)

## Key Info

Home Report Valuation: £120,000

Total Floor Area: 62m<sup>2</sup> (670 ft<sup>2</sup>)

Parking: One Allocated; Visitor Spaces

Heating System: Gas

Council Tax: C - £1722.09 per year

EPC: C

## Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

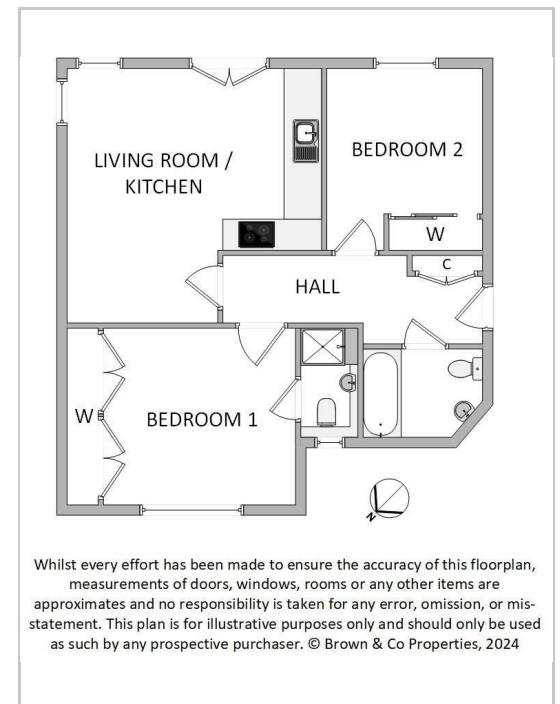
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## Area Map



## Floor Plans



## Energy Efficiency Graph

