



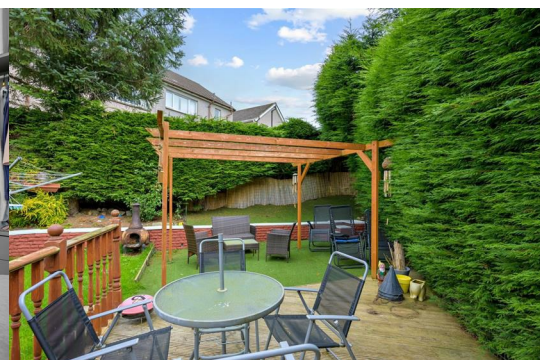
23 Haig Crescent

Bathgate, EH48 1DL

Fixed Price £170,000



We welcome to the market this rarely available 2 bedroom semi-detached bungalow, tucked within a quiet cul-de-sac setting with elevated position to offer great panoramic views across Bathgate. Set on Haig Crescent, the property is a good choice for buyers entering the market for the first time or those looking to downsize and benefit from one level living. The location is a short distance from Bathgate train station and the town's connection to the M8 motorway, proving especially handy for commuting professionals. The town itself offers an impressive array of convenience stores, restaurants, cafes and independent traders to perfectly meet everyday needs. Bathgate Golf Club and Xcite Leisure Centre are similarly within easy reach, perfect for those looking to keep fit and active.



Description

The property itself is well suited to a couple or a young family and benefits from well-proportioned accommodation. Two double bedrooms allow space for everyday essentials or meeting home working requirements, with a store room created in the attic to allow storage or a play room. The living room offers a comfortable space for everyday relaxing, with the fitted kitchen including a handy selection of storage cabinets and space for all the essential appliances. On a clear day, the living room enjoys great views to the west across the area. The bathroom comprises a 4 piece suite featuring a shower cubicle with electric shower to further assist those buying with mobility needs. Gas central heating and double glazing throughout offer further practical comforts. Garden grounds to the front and rear offer something for all tastes to enjoy, with a decked terrace, pergola and partial artificial lawn at the rear complimented by metal storage shed. The property includes the use of 1 of the garages within the terrace to the front, with parking space allocated to the front to guarantee off-street parking.

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.

Living Room 15'11" x 9'11" (4.87m x 3.04m)

Kitchen 9'1" x 7'5" (2.79m x 2.27m)

Bedroom 1 10'2" x 9'11" (3.11m x 3.04m)

Bedroom 2 10'2" x 7'5" (3.11m x 2.27m)

Bathroom 7'5" x 6'3" (2.27m x 1.92m)

Agents Note

Due to the number of access steps from the parking area to the property, this may not be suitable for anyone with mobility difficulties. Photos in advert showing steps.

Extras

All blinds, light fittings, floor coverings and garden shed included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £180,000
Total Floor Area: 51m2 (550 ft2)
Parking: Garage & Parking Space
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.

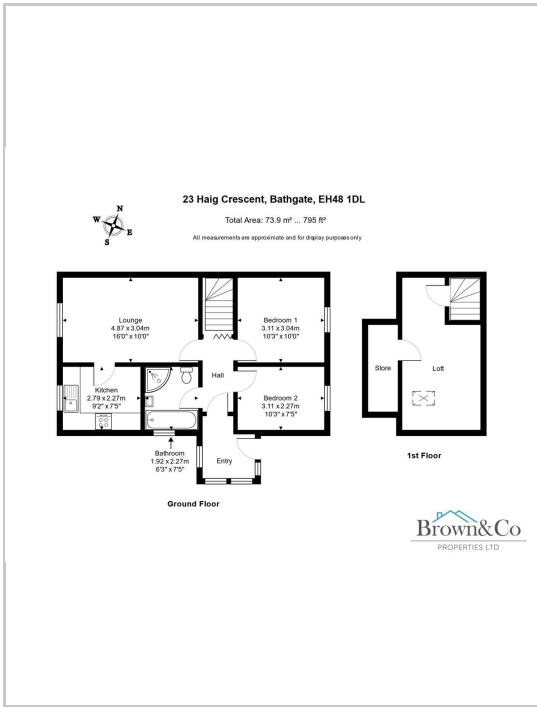
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Area Map



Floor Plans



Energy Efficiency Graph

