



52 Glenmavis Drive

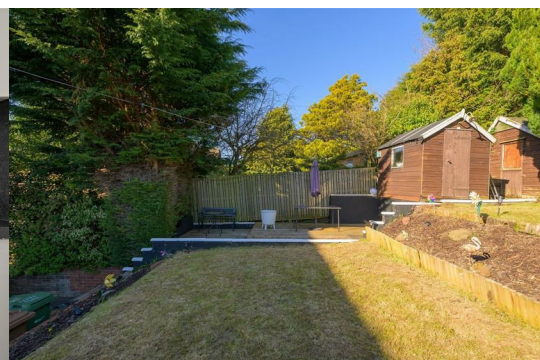
Bathgate, EH48 4DQ

Offers over £149,950



CLOSING DATE: WED 9TH APRIL AT 12 NOON

Set within the sought after area of Glenmavis Drive in Bathgate, this impressive end-terraced property poses an excellent opportunity for first time buyers. The location is really handy for access to the impressive level of shops, bars and cafes within Bathgate town centre, with a short stroll leading to the heart of the town. Similarly those travelling throughout the wider central belt will benefit from a 10 minute walk to Bathgate train centre, where a regular service runs to Edinburgh and Glasgow. An M8 connection in the town alongside good local bus links, perfectly assists commuting professionals. Those with a family will enjoy a selection of schooling in the area for all ages, with Balbardie Primary School within minutes of the property itself.



Client Comments

"The house is in an amazing area with awesome views of Bathgate and the surrounding county and is just 5 mins from the town centre and 10 mins from the station. Its a really quiet street with nice neighbours. The off-street parking is great with space for 2 cars. We love the garden, lots of space with a great patio area and decking to chill. Its really spacious inside and we enjoy the open plan living and dining area. Its been an amazing first home for us."

Description

Spanning almost 900 sqft, the property boasts a well-proportioned layout that is ideal for a small family or those looking to rightsize their living arrangements. A generous main reception room offers ample space for everyday unwinding, alongside an open plan a dining area that is perfecting for daily meals or entertaining friends and family. Careful attention to detail in recent years has included the installation of a new kitchen with integrated appliances,, new external doors and new internal solid oak doors. The upper level features the 2 double bedrooms, perfect for a comfortable nights sleep for a couple or young family with the addition of fitted storage space to each room. The bathroom comprises a 3 piece white suite and features a new shower fitted above the bathtub. Gas central heating and double glazing throughout allow further practical comfort, with a new boiler fitted in Nov 2024. Externally there is ample offstreet parking in the driveway to the side that is a valuable asset in this desirable location, whilst a generous rear garden provides a delightful outdoor space for garden enthusiasts or for enjoying sunny afternoons with the family and friends.

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 13'9" x 13'9" (4.21m x 4.20m)

Dining Room 10'2" x 9'11" (3.12m x 3.04m)

Kitchen 10'2" x 7'5" (3.12m x 2.27m)

Bedroom 1 15'0" x 11'7" (4.58m x 3.54m)

Bedroom 2 10'7" x 10'2" (3.25m x 3.12m)

Bathroom 7'3" x 5'3" (2.21m x 1.61m)

Extras

All blinds, light fittings, dishwasher, fridge-freezer and washing machine included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £150,000
Total Floor Area: 82m2 (885 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: C - £1722.09 per year
EPC: D

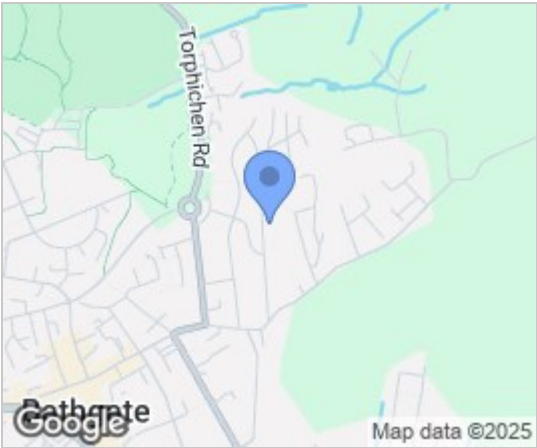
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Area Map



Floor Plans



Energy Efficiency Graph

