



52 Stuart Terrace

Bathgate, EH48 1EG

Offers over £132,500



We welcome to the market an excellent opportunity to purchase a freshly presented 2 bedroom ground floor flat in a highly convenient location in Bathgate. Ideally situated on Stuart Terrace, the property is directly opposite Bathgate Train Station and within easy walking distance of the town centre. The regular train link across the road offers this to be a perfect base for commuting professionals, whilst a junction onto the M8 motorway can similarly be found in short driving distance. Within Bathgate itself is a range of shops, cafes and restaurants whilst the town boasts schooling to cater for children of all ages.



Description

Recently refreshed throughout, the property offers bright and well proportioned accommodation on the benefit of the lower level that is ready to move straight into whether it is a first time buy or buy to let investment. The interior comprises a welcoming entrance hallway, a spacious living room with generous natural light, a modern fitted kitchen with ample storage and appliances included, 2 double bedrooms and a shower room with 3 piece suite. Gas central heating and double glazing offer further practical comfort whilst a large cupboard off the hallway provides excellent storage of everyday items. Garden grounds can be found at both the front and rear, whilst there is parking found directly outside the front of the property on-street.

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 12'3" x 4'1" (3.75m x 1.25m)

Living Room 14'0" x 12'9" (4.27m x 3.89m)

Kitchen 13'11" x 9'4" (4.25m x 2.87m)

Bedroom 1 13'3" x 11'8" (4.06m x 3.56m)

Bedroom 2 13'3" x 9'3" (4.05m x 2.83m)

Shower Room 5'10" x 4'11" (1.78m x 1.51m)

Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale.

Key Info

Home Report Valuation: £135,000
Total Floor Area: 71m2 (765 ft2)
Parking: On-street
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: D

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.

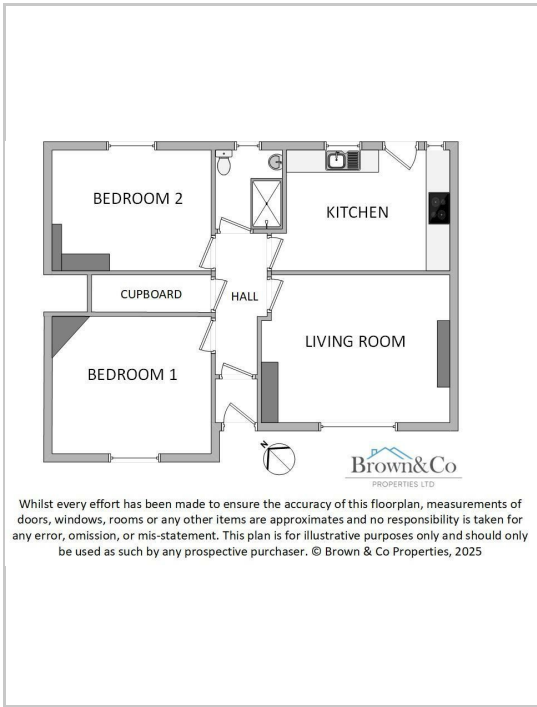
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Area Map



Floor Plans



Energy Efficiency Graph

