



132 Glasgow Road

Bathgate, EH48 2AL

Offers over £97,000



Tucked just off Glasgow Road and only a short walk from Bathgate town centre, this 1 bedroom terraced bungalow offers an ideal choice for buyers entering the market or those looking to downsize for 1 level living. The location is ideal for the use of nearby shops, cafes and everyday services that are available in Bathgate, whilst those commuting throughout the wider region will enjoy easy access to the M8 motorway and a train station around 1 mile from the property. Xcite Bathgate and Bathgate Golf Club are similarly within easy reach for those looking to keep fit and active.



Description

The property itself offers well-proportioned room sizes across 1 level, perfectly suiting a single buyer or couple at varying ends of their property journey. A comfortable main living room offers good space to relax and unwind, whilst a fitted kitchen is equipped with a handy selection of storage cabinets for everyday essentials. The double bedroom enjoys 2 storage cupboards and carpet flooring, whilst a shower room with 3 piece suite is also available. Additional cupboard space can be found in the hallway, whilst the pitched section above the living room includes a hatch for utilising further storage. Enclosed garden areas are to the front and rear, with gated access to the rear leading to a communal parking area where there is a chance to park away from the main traffic. Gas central heating and double glazing are additional practical features, with the combi boiler upgraded in 2020.

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 10'0" x 9'10" (3.06m x 3.00m)

Living Room 13'1" x 12'4" (3.99m x 3.78m)

Kitchen 7'11" x 6'5" (2.42m x 1.97m)

Bedroom 11'11" x 11'0" (3.65m x 3.36m)

Shower Room 7'9" x 6'5" (2.38m x 1.96m)

Key Info

Home Report Valuation: £100,000

Total Floor Area: 46m² (500 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1291.57 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.

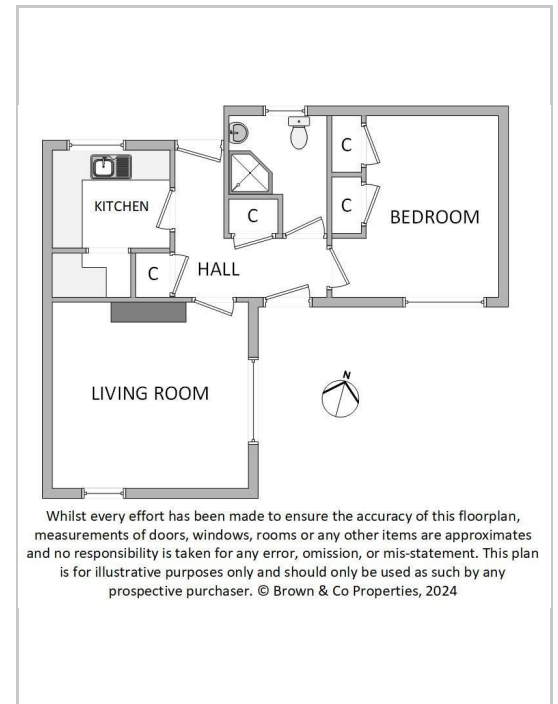
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Area Map



Floor Plans



Energy Efficiency Graph

