



85 Pentland Avenue

Bathgate, EH48 1HR

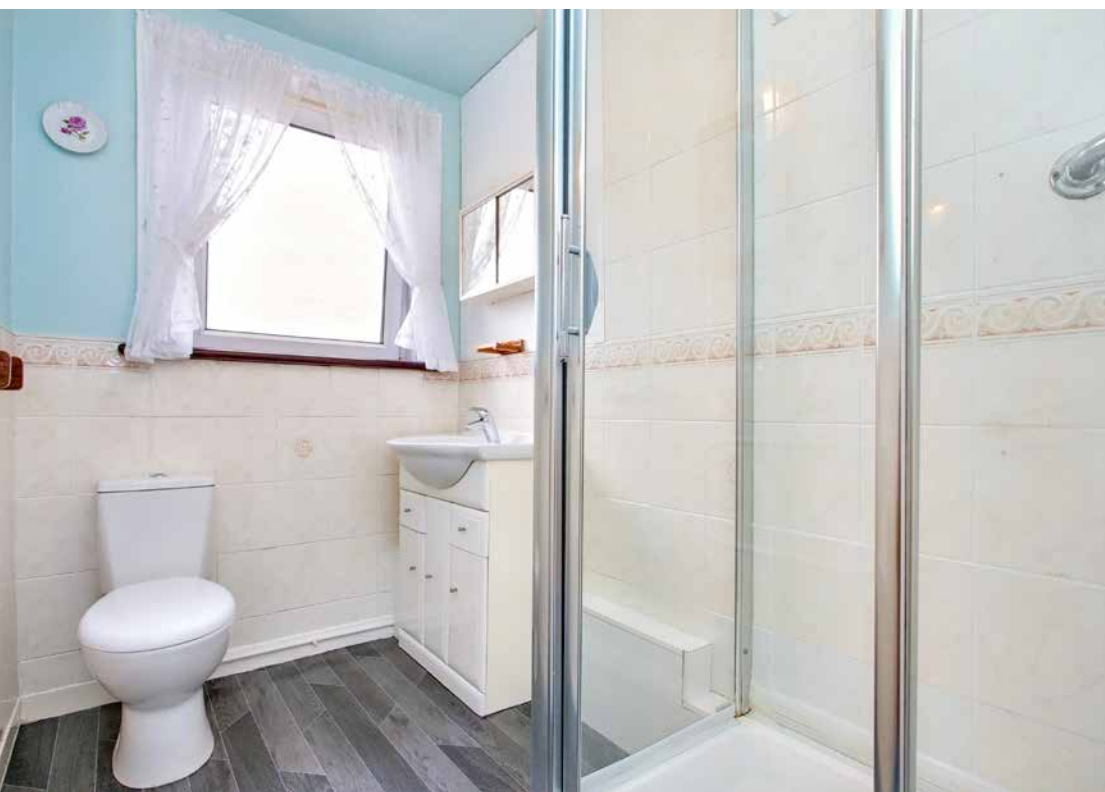


Enjoying a leafy south-facing outlook from its reception room and balcony, this two-bedroom flat is on the second/top floor of an established development featuring a communal rear garden and unrestricted on-street parking. Situated in Bathgate, on its rural outskirts, the flat benefits from swift commuting links, being close to the motorway network and within two miles of the town centre and train station. Inside, the sun-filled reception room connects to a bright kitchen, and there is also a modern shower room, two double bedrooms, and plenty of internal and external storage.

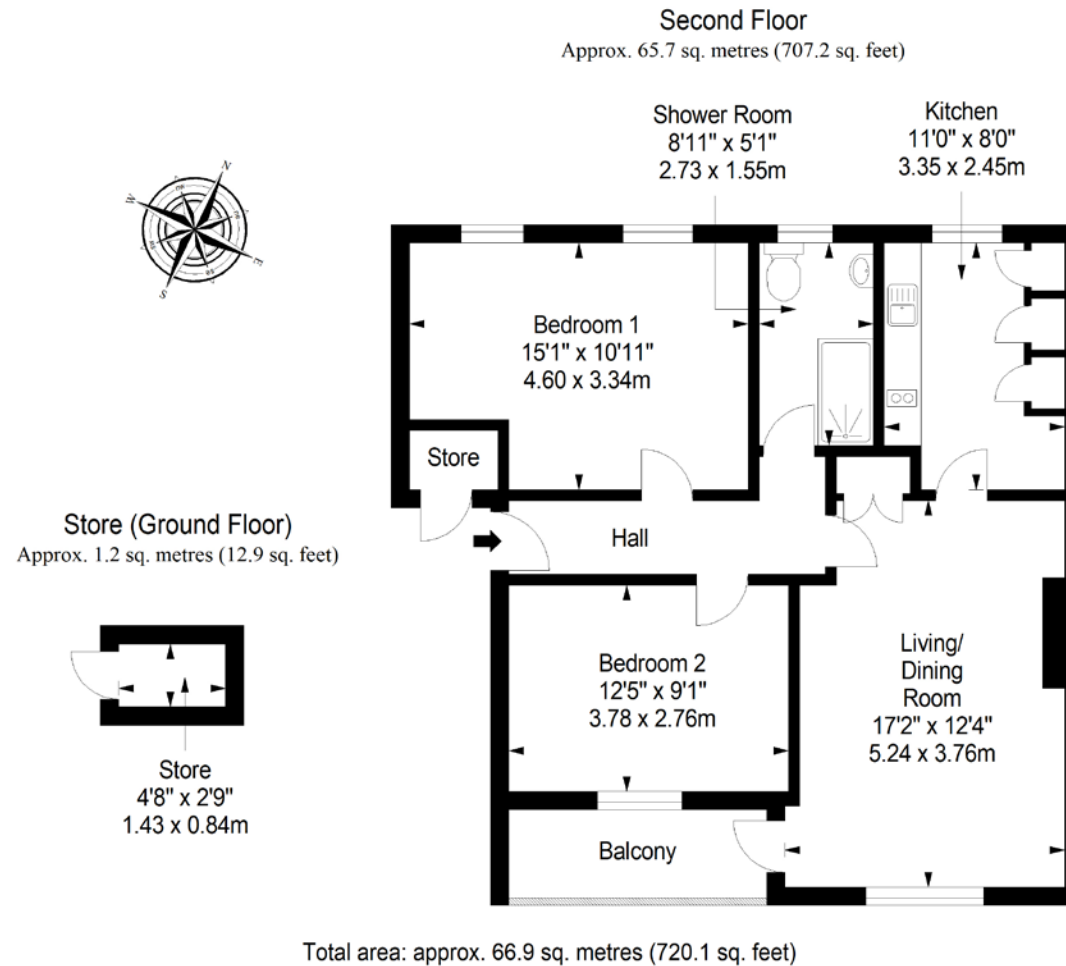
Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Top/second-floor flat in an established development
- Communal stairwell with a secure entry system
- Entrance hall
- South-facing living/dining room with access to the balcony and kitchen
- Light-filled modern kitchen
- Two double bedrooms
- Airy modern shower room
- Ample internal and external storage
- Suntrap balcony with a leafy outlook
- Gas central heating and double glazing
- Large communal rear garden
- Unrestricted on-street parking
- EPC Rating - F



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106