



37 Ramsay Crescent

Bathgate, West Lothian, EH48 1DD



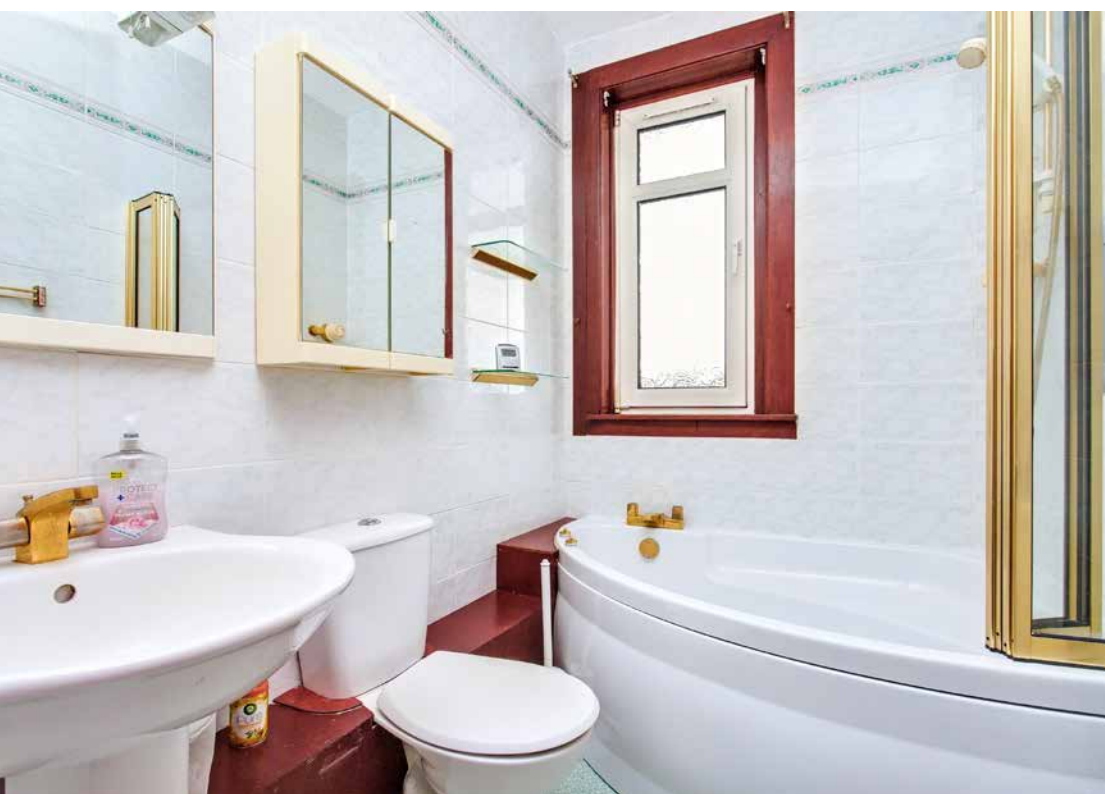
Property Summary

Situated in an established residential area of Bathgate, this main-door upper villa offers two bedrooms, a reception room, a breakfasting kitchen, an attic and a bathroom, and it provides the new owner with an exciting blank canvas to modernise and style to their own taste. The villa is accompanied by a private garden and a car port for off-street parking. Bathgate's excellent amenities lie within easy reach of the property, including a wide range of shops, schools at primary and secondary levels, transport links (including a train station), and green space.

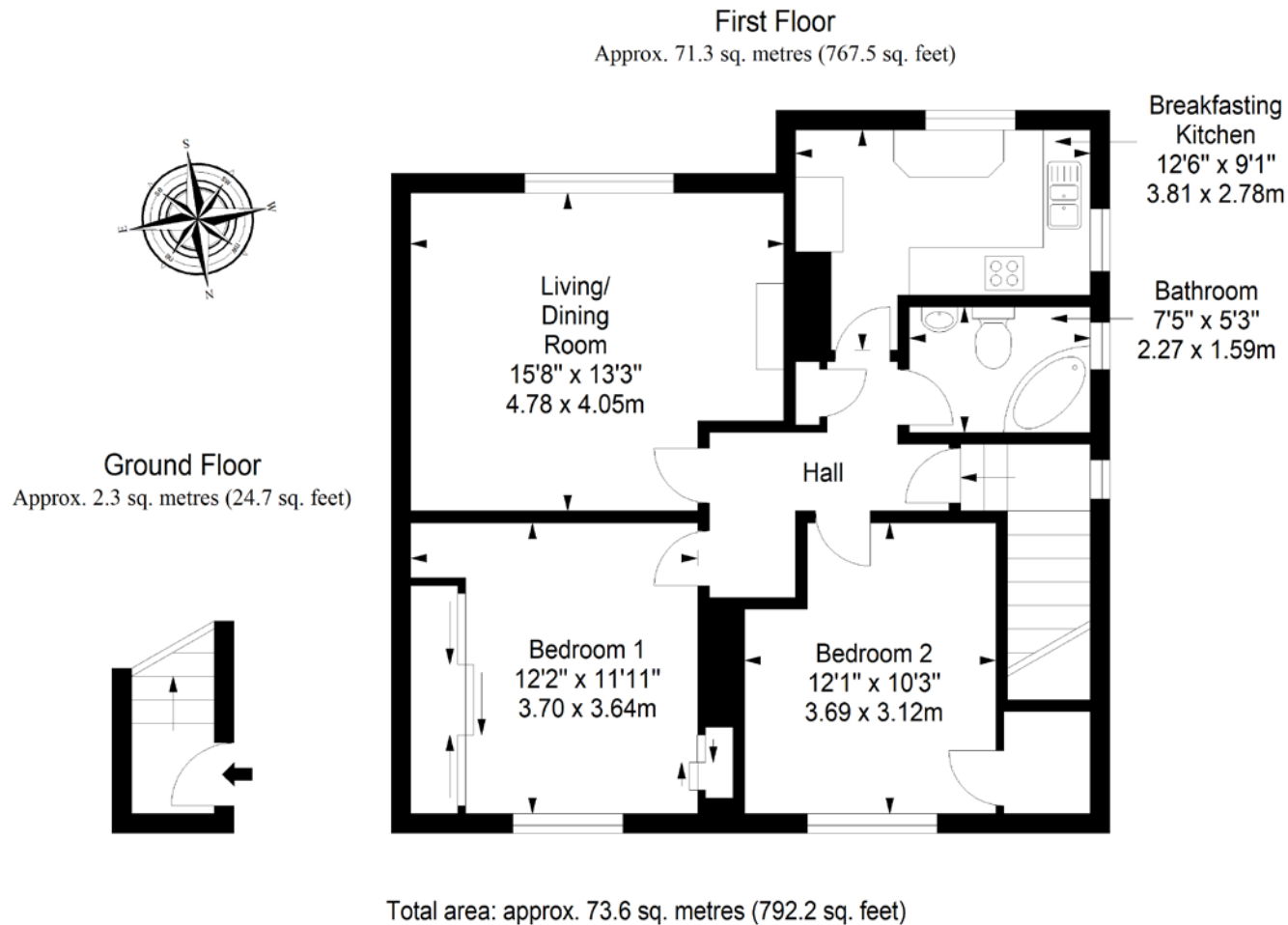
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Property Features

- Main-door upper villa in Bathgate
- Opportunity for modernisation
- Ground-floor entrance and first-floor hall with storage
- South-facing living/dining room
- Breakfasting kitchen
- Two double bedrooms with built-in storage
- Versatile attic space
- Bright three-piece bathroom
- Private garden area and a cellar
- Car port for private off-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



All Enquiries to our Property Department:

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14 East Main Street, Whitburn, West Lothian EH47 0RB

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