



89 Marina Road

West Lothian, Bathgate, EH48 1TA



Property Summary

Set in an established residential neighbourhood in Bathgate, this end-terrace house offers bright and airy accommodation offers well-presented, modern interiors. The sunny home features three bedrooms (two with wardrobes), a living room with French doors leading to the garden, a well-appointed, dual-aspect dining kitchen, and a modern bathroom with a shower over the bath, as well as excellent storage throughout. Outside, the property boasts generous, enclosed private gardens and a private driveway parking area. Additionally, the home is within driving distance of Glasgow and Edinburgh, as well as near the town centre, offering access to excellent amenities and bus/rail links.

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

Property Features

- End-terrace house in Bathgate
- Part of an established residential neighbourhood
- Entrance hall with stairwell
- South-facing dual-aspect living room with under-stair storage
- Well-appointed dining kitchen
- Landing with storage
- Two sunny double bedrooms
- Study/single bedroom
- Bathroom
- Private gardens to the front and rear
- Private driveway parking
- Gas central heating
- Double glazing
- EPC Rating - D





South-facing dual-aspect
living room and a
well-appointed dining kitchen





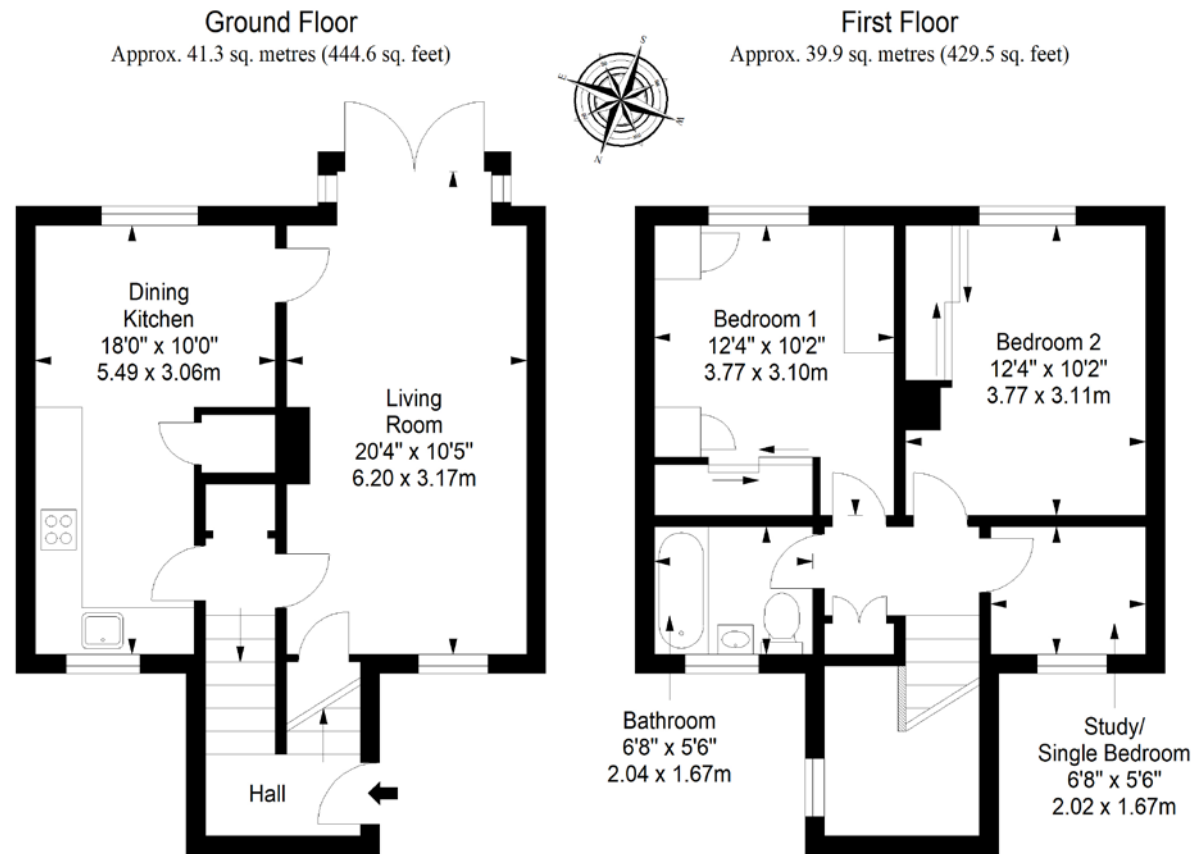


Private gardens to the front
and rear





Floorplan



Total area: approx. 81.2 sq. metres (874.1 sq. feet)

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