



136 Falside Crescent

Bathgate, West Lothian, EH48 2DS



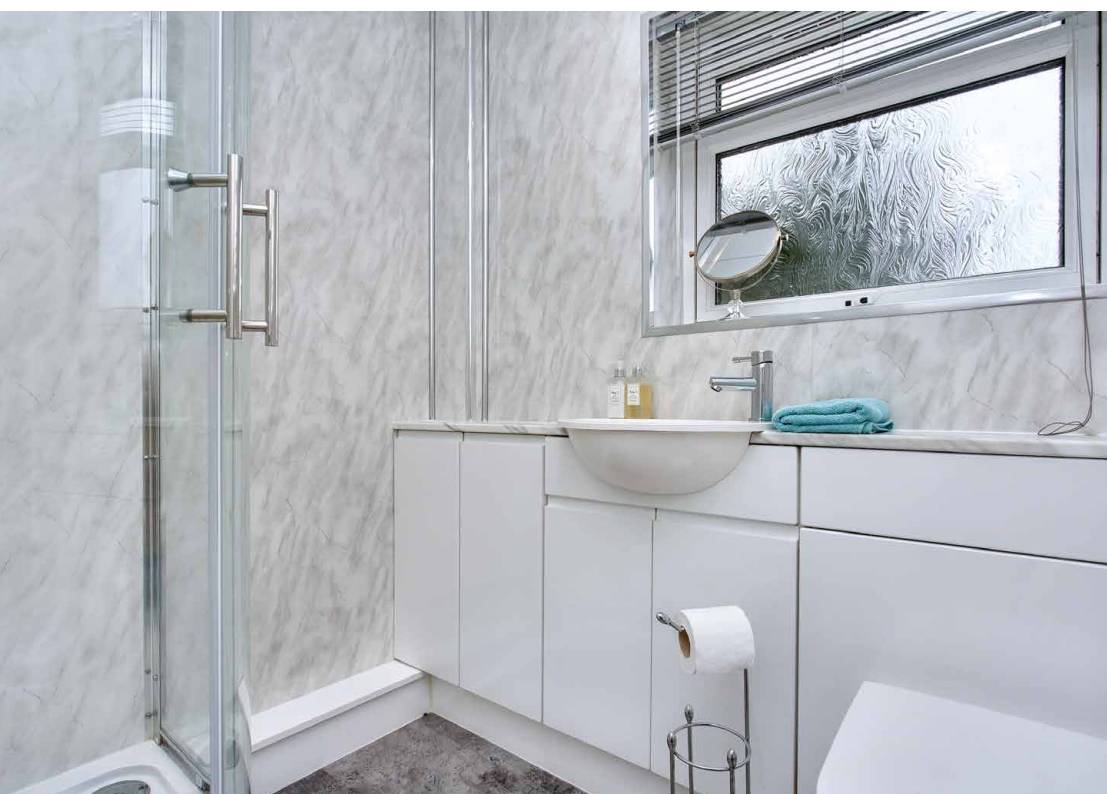
Property Summary

This two-bedroom semi-detached house is a bright and spacious residence that is well-presented throughout. It features a quality kitchen and shower room, and comes with good fitted storage to maintain a tidy home. Furthermore, it boasts a large rear garden, which is beautifully landscaped and with a suntrap, southeast-facing aspect. Set close to a local nature park, this property also enjoys a sought-after location in Bathgate which is sure to appeal to a very wide demographic.

Extras: all fitted floor and window coverings, light fittings, integrated oven and electric hob, undercounter fridge, freezer, and washing machine to be included in the sale.

Property Features

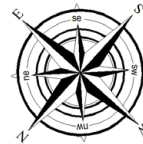
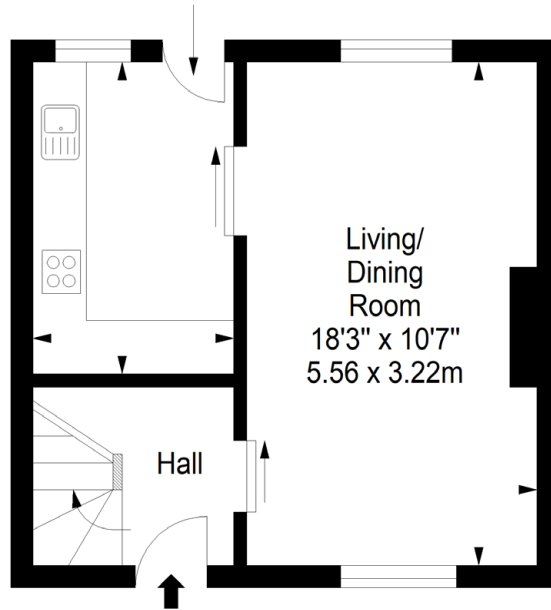
- A well-presented semi-detached house
- Desirable location in popular Bathgate
- Near schools, amenities and transport links
- Welcoming entrance hall
- Open-plan, dual-aspect living/dining room
- Well-appointed kitchen with garden access
- Two double bedrooms with fitted wardrobes
- Modern three-piece shower room
- Low-maintenance front garden/private driveway
- Expansive, fully-enclosed rear garden
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

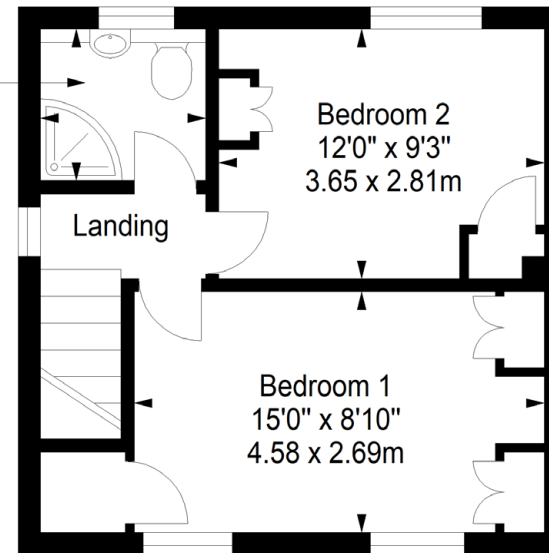
Ground Floor
Approx. 31.9 sq. metres (343.4 sq. feet)

Kitchen
11'5" x 7'3"
3.49 x 2.22m



First Floor
Approx. 31.9 sq. metres (343.4 sq. feet)

Shower Room
6'0" x 5'6"
1.83 x 1.68m



Total area: approx. 63.8 sq. metres (686.8 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