



3 Cowan Street  
Bathgate EH48 1SD  
Offers Over £139,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





### 3 Cowan Street

Bathgate EH48 1SD

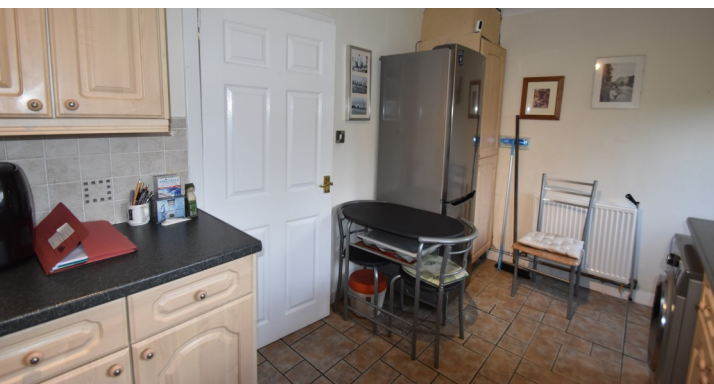
This is a deceptively spacious and popular style end terraced bungalow, that is located in a sought after area and is of a type rarely available and in high demand. It has excellent further potential for modernisation/improvements and will appeal to a variety of house buyers. The location has easy access to public transport, supermarkets, rail station and is only a short drive from the town centre. Schools are close at hand and there is swift access to commuters routes and motorway networks. Immediate/flexible entry available. Chain free.

- **Entrance & hallway**
- **Lounge**
- **Kitchen**
- **Two double bedrooms (wardrobes)**
- **Shower room**
- **Fully lined/floored attic with ladder**
- **GCH**
- **Gardens & Shed**
- **Timber garage & long driveway**
- **Council Tax Band A**
- **Energy Efficiency Rating: D**



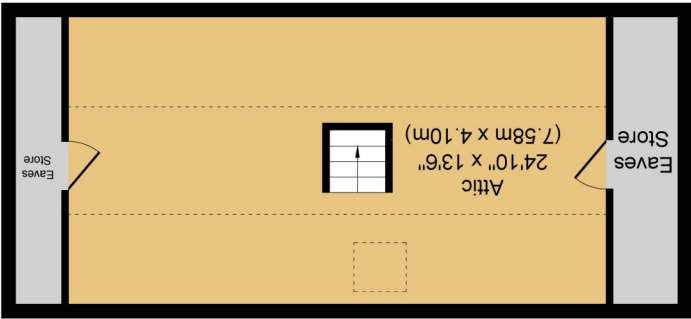
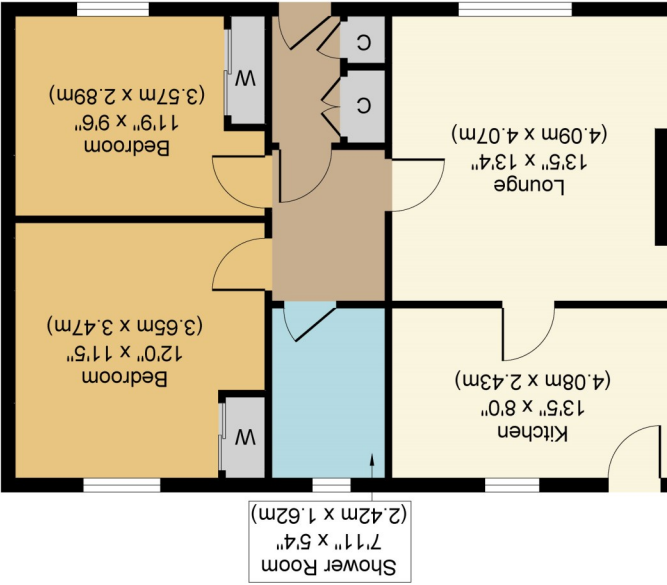
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)





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First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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