



4 Boghall Drive

Bathgate

EH48 1SB

Offers Over £125,000

**Caesar & Howie**

*Solicitors & Estate Agents*





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**Bathgate EH48 1SB**

Early viewing is highly recommended of this popular style end terraced bungalow in central location, offers ideal retirement property for downsizing perhaps. Excellent further potential. Well proportioned rooms. The property also has gardens to front and rear. The location has easy access to public transport, schools, supermarkets and town centre amenities. Early/flexible entry available. Chain free.

- Entrance hall/storage
- Lounge
- Kitchen
- Two double bedrooms
- Modern shower room
- GCH & DG
- Attic
- Gardens
- Central location
- Early/flexible entry available
- Council Tax Band A

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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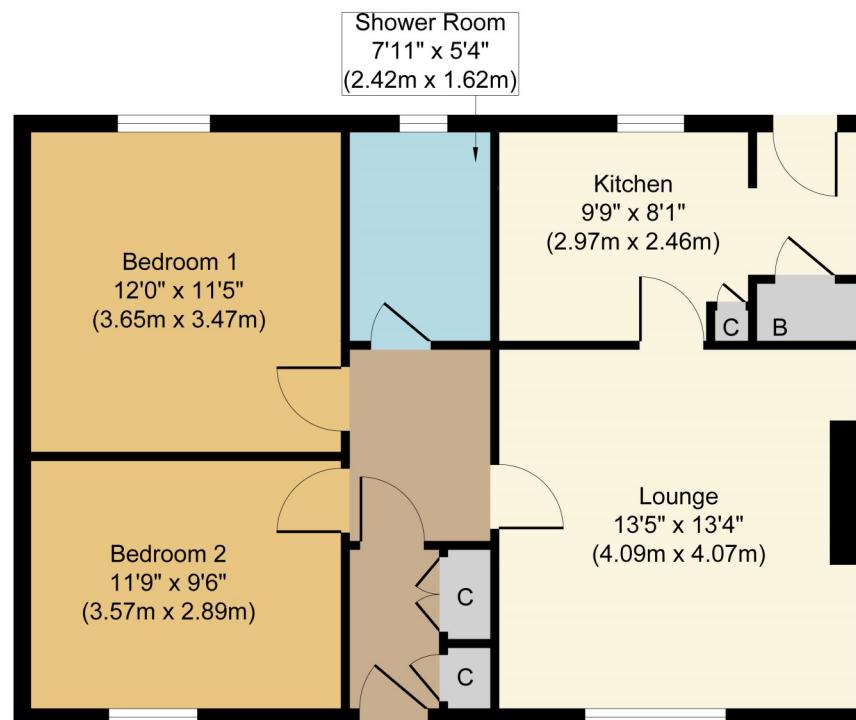




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### Approximate Floor Area

698 sq. ft

(64.84 sq. m)

4 boghall

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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