



53 South Loch Park
Bathgate EH48 2QZ
Offers Over £134,000

Caesar & Howie
Solicitors & Estate Agents



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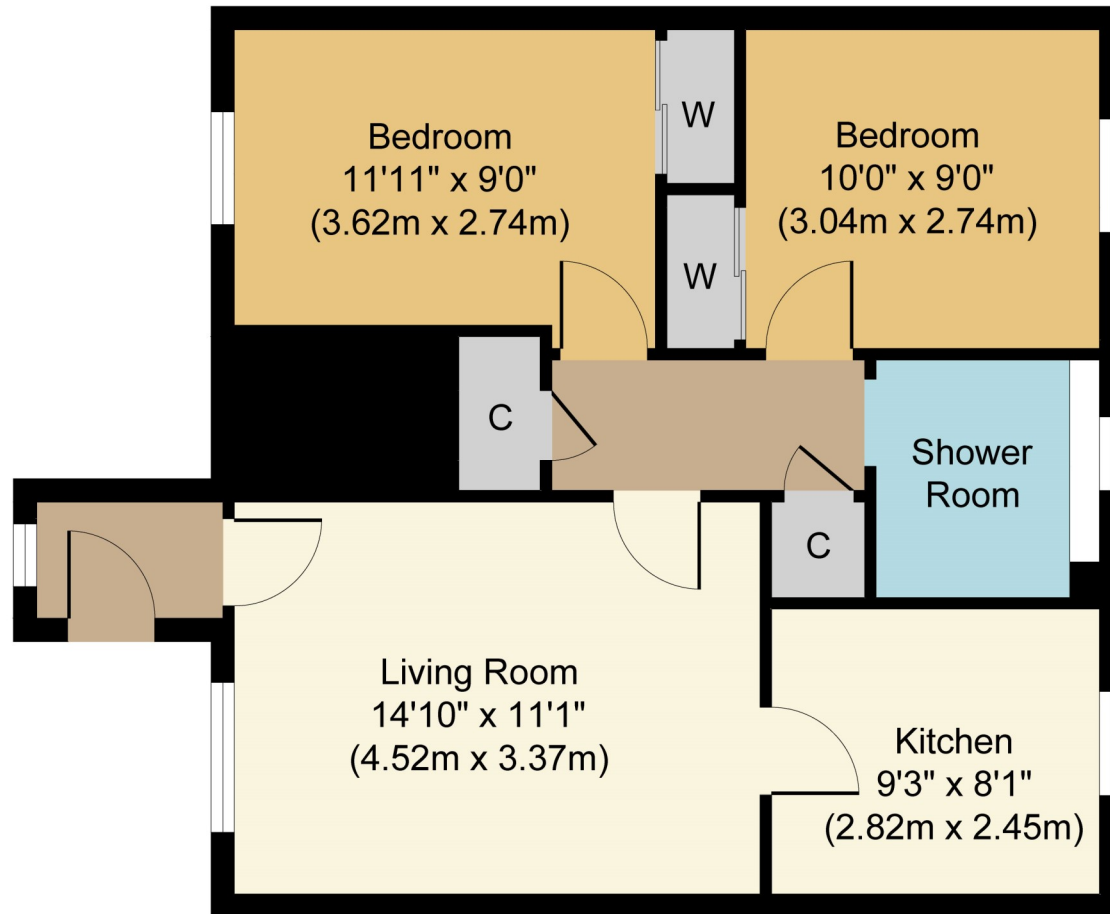
This is an excellent and rare opportunity to purchase an immaculate lower flat with private entrance, situated in a sought after location. It will make an ideal first buy, retirement property, investment or for those requiring ground floor accommodation. It is well presented throughout and both bedrooms have built-in wardrobes. The fitted kitchen has a wide range of units, table space and appliances in situ are included. The location is within easy reach of the town centre, shops, supermarkets, amenities and rail station. Immediate/flexible entry. Chain free.

- **Entrance vestibule**
- **Bright and spacious lounge**
- **Fitted kitchen/appliances**
- **Two double bedrooms**
- **Shower room**
- **Electric heating**
- **Double glazing**
- **Allocated parking space**
- **Non allocated visitor parking**
- **Attractive communal factored gardens**
- **Factoring approx £150.00 Per Quarter**
- **Council Tax Band C**

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



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Approximate Floor Area

582 sq. ft
(54.04 sq. m)

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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