

FOR SALE

OFFERS OVER
£285,000



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Bathgate

Balbardie Road
EH48 1AP

Council Band F

3 BEDROOM DETACHED VILLA

Spacious Accommodation | Lounge | Breakfasting Kitchen / Utility | Dining Room | WC |
Three Double Bedrooms | Family Bathroom | Enclosed Rear Garden | GCH / DG | Driveway &
Garage | EPC - E



Arrange a viewing: 01555 661435
www.morisonandsmith.com





3 Balbardie Road, Bathgate, EH48 1AP

Well presented, three bedroom detached villa situated within a desirable pocket of the town of Bathgate. The accommodation comprises of; Entrance Hallway, Lounge, Dining Room, Kitchen, Porch, WC, Three Bedrooms and Family Bathroom. Gas Central Heating, Double Glazing, Gardens, Driveway & Garage. EPC – E

The property is entered through double storm doors into a welcoming entrance hallway. The hallway provides access to the lounge, dining room, kitchen, WC, storage cupboard and stairway to the upper floor.

The lounge is a spacious room with windows to the side and rear providing excellent natural light and views of the rear garden. An external door from the lounge leads out to the rear patio.

The kitchen offers a good selection of base and wall mounted units with ample space for white goods. A door from the kitchen gives access to the rear porch which is currently being utilised as a utility area. The rear garden can also be accessed from here.

Also located to the rear is a large dining room with window overlooking the rear garden.

The ground floor accommodation is completed by a convenient WC. The boiler is also located here.

Stairs from the hallway lead to the upper landing providing access to three double bedrooms and a family bathroom.

Bedroom one and two are both positioned to the rear with built in wardrobes providing excellent storage. Bedroom three is to the front of the property and is currently being utilised as a study.

The family bathroom has been fitted with a white suite comprising of; WC, wash hand basin and bath with shower over. A triangular bay window provides natural light.

Externally to the front of the property is a driveway providing off street parking and access to the garage. To the side of the property is a paved patio area. The large walled garden to the rear is mainly laid to lawn with planted borders and in addition a large raised patio area.

Lounge 3.63m x 6.12m

Dining Room 3.35m x 3.56m

Kitchen 2.51m x 3.33m

Rear Porch/ Utility 1.66m x 1.72m

WC 1.24m x 2.93m

Bedroom 3.35m x 5.20m

Bedroom 3.34m x 4.84m

Bedroom 1.97m x 3.67m

Bathroom 1.94m x 2.55m





**Morison & Smith**
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SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.