



16 Marjory Court, Bathgate

Bathgate

Offers Over **£115,000**



## 16 Marjory Court

Bathgate, Bathgate

Welcome to this beautifully renovated top-floor flat, ideally situated in the heart of central Bathgate. This spacious two-bedroom property offers an excellent opportunity for those seeking a modern living space with the flexibility to add their own personal touch.

Upon entering the flat, you are immediately greeted by a fresh and inviting hallway. The newly laid carpets and neutral décor create a warm and welcoming atmosphere, setting the tone for the rest of the home.

The lounge area is a standout feature of the flat, boasting a large double window that floods the room with natural light. This bright and airy space is generously proportioned, offering plenty of room for comfortable seating and living arrangements. The neutral décor throughout the lounge serves as a blank canvas, allowing new owners the creative freedom to infuse their own style into the space.

The kitchen, which is partially tiled, is both practical and stylish. It offers ample unit and cupboard space, making it perfect for everyday use. The integrated oven and modern flooring add a contemporary touch, ensuring that this room is as functional as it is aesthetically pleasing. Whether you're preparing a quick meal or hosting a dinner party, this kitchen has the potential to cater to all your culinary needs.



The flat features two well-sized double bedrooms, both with built in wardrobes. The main bedroom is particularly spacious, providing plenty of room for a large double bed and additional free-standing furniture. An added luxury is the en suite bathroom, which includes a generous walk-in shower. Like the rest of the flat, the bedroom and en suite are finished in neutral tones, offering a fresh canvas for personalisation.

The second bedroom is also spacious, making it an ideal guest room or home office. It comfortably accommodates a double bed and furniture, ensuring that it can serve a variety of purposes depending on the new owner's needs.

Completing the property is the W/C bathroom, which features a practical shower bath. The plain décor and fresh flooring continue the theme of modern simplicity seen throughout the flat, again offering excellent potential for those who wish to make their own cosmetic upgrades.

There is also a large walk-in storage cupboard in the Hallway.

This property is in walk-in condition, meaning it's ready for immediate occupation, yet it also presents a fantastic opportunity for those who wish to enhance and personalise the space further. Located in a highly desirable area, the flat is just a short walk from Bathgate train station, making it perfect for commuters. Additionally, local amenities such as the Tesco supermarket, restaurants, and Bathgate Golf Club are just a short walk away, adding to the convenience and appeal of this centrally located home.



In summary, this top floor flat offers spacious and versatile living accommodation in a prime Bathgate location. With its fresh and modern interiors, excellent potential for cosmetic enhancement, and close proximity to local amenities, it's an ideal choice for those looking to make a house their home.



Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

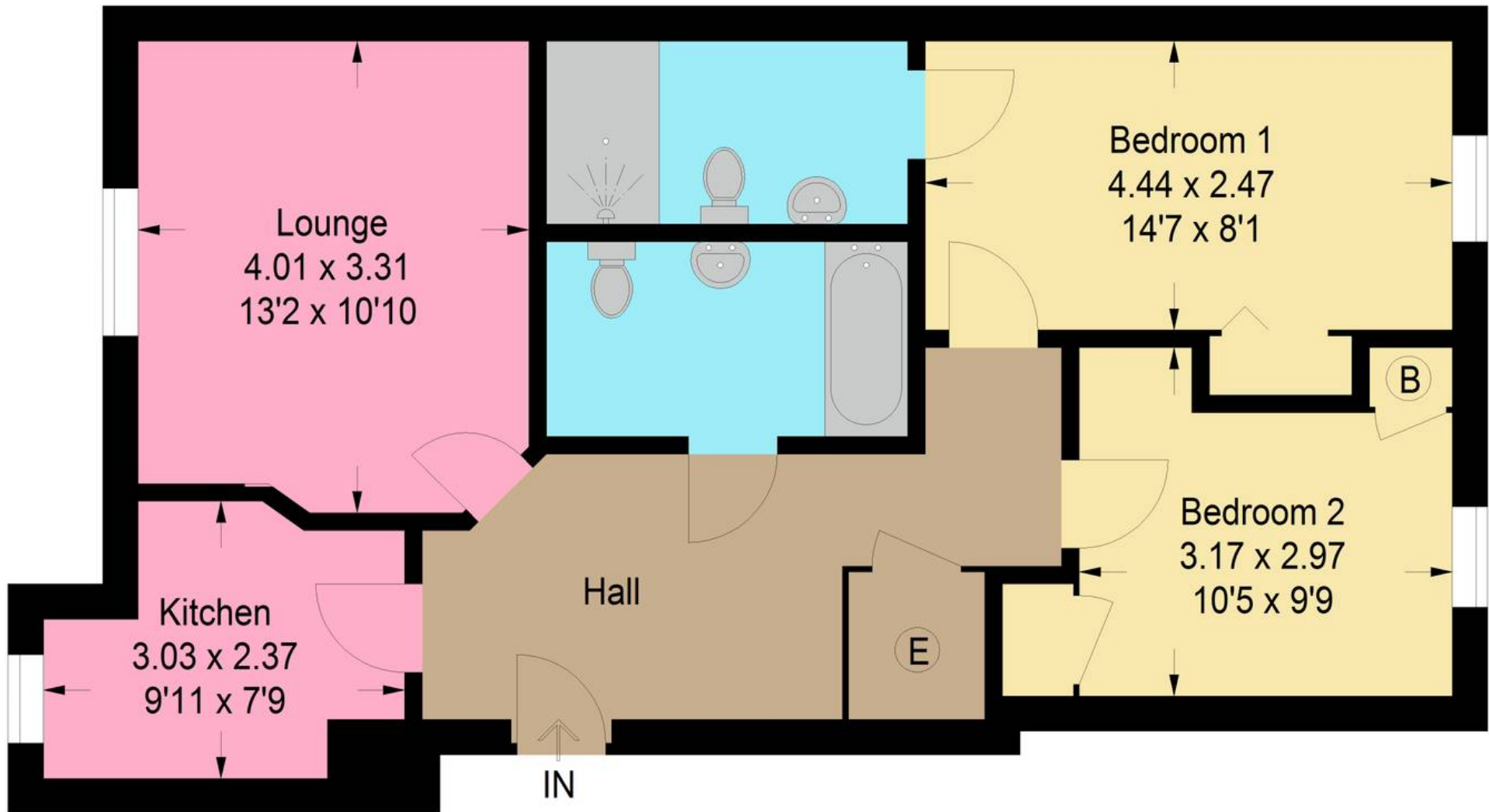


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