



28/8 Waverley Street, Bathgate

Offers Over £120,000



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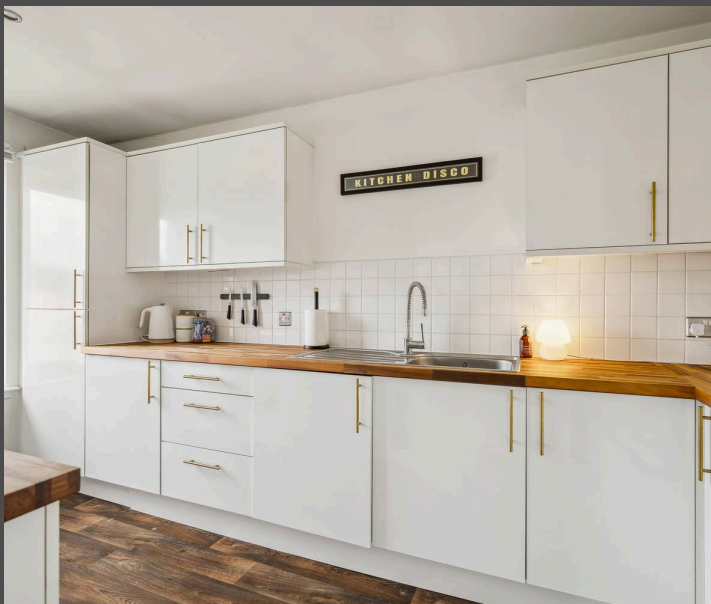
Bathgate

Set centrally in Bathgate, this well-finished two-bedroom flat offers a fantastic opportunity for first-time buyers, downsizers, or those seeking a turnkey investment property. Immaculately maintained, the property is in true walk-in condition yet still offers plenty of scope for personalisation to suit individual tastes. Entering through a charming and welcoming entrance hallway, the flat immediately feels inviting, offering access to all the main living areas.

The spacious lounge is beautifully proportioned, offering plenty of room for both relaxing, entertaining and space for comfortable dining. A large double window floods the room with natural light, creating a warm and comfortable atmosphere that's ideal for everyday living.

The kitchen is finished to a high standard, featuring sleek, modern units and a full range of integrated appliances such as washing machine and oven/hob with space for freestanding appliances and additional worktop space. It's a perfect area for home cooks.

With two generously sized bedrooms, this home offers an ideal blend of space, comfort, and style. The principal bedroom easily accommodates a king-size bed and free-standing furniture, complemented by generous built-in wardrobes and fitted wall lights that add a warm, cosy ambiance.



The second bedroom is a generous double with built in storage, offering flexibility as a guest room, children's bedroom, or a spacious home office depending on lifestyle needs.

The bathroom is a standout feature, boasting a large four-piece suite including a separate bath and shower. Finished with neutral, modern tiling and fittings, it offers a clean, fresh feel ideal for those seeking a move-in-ready home.

Additional highlights include plentiful storage throughout the flat, shared residential parking, and convenient on street parking options.

Located in the heart of Bathgate, this property enjoys close proximity to a wide range of local amenities. Just a short walk to the high street, you'll find an array of restaurants, bars, takeaways, local butchers, and salons. Both Aldi and Morrisons are also within easy walking distance. Bathgate Rail Station is just a short drive or a leisurely walk away, offering regular services to Edinburgh and Glasgow ideal for commuters. For families, the property is well placed for local schooling, with St Mary's Primary School only a few minutes walk away.

A superbly located and well-finished home, offering comfort, space, and convenience - Perfect for modern living.

Council Tax band: G

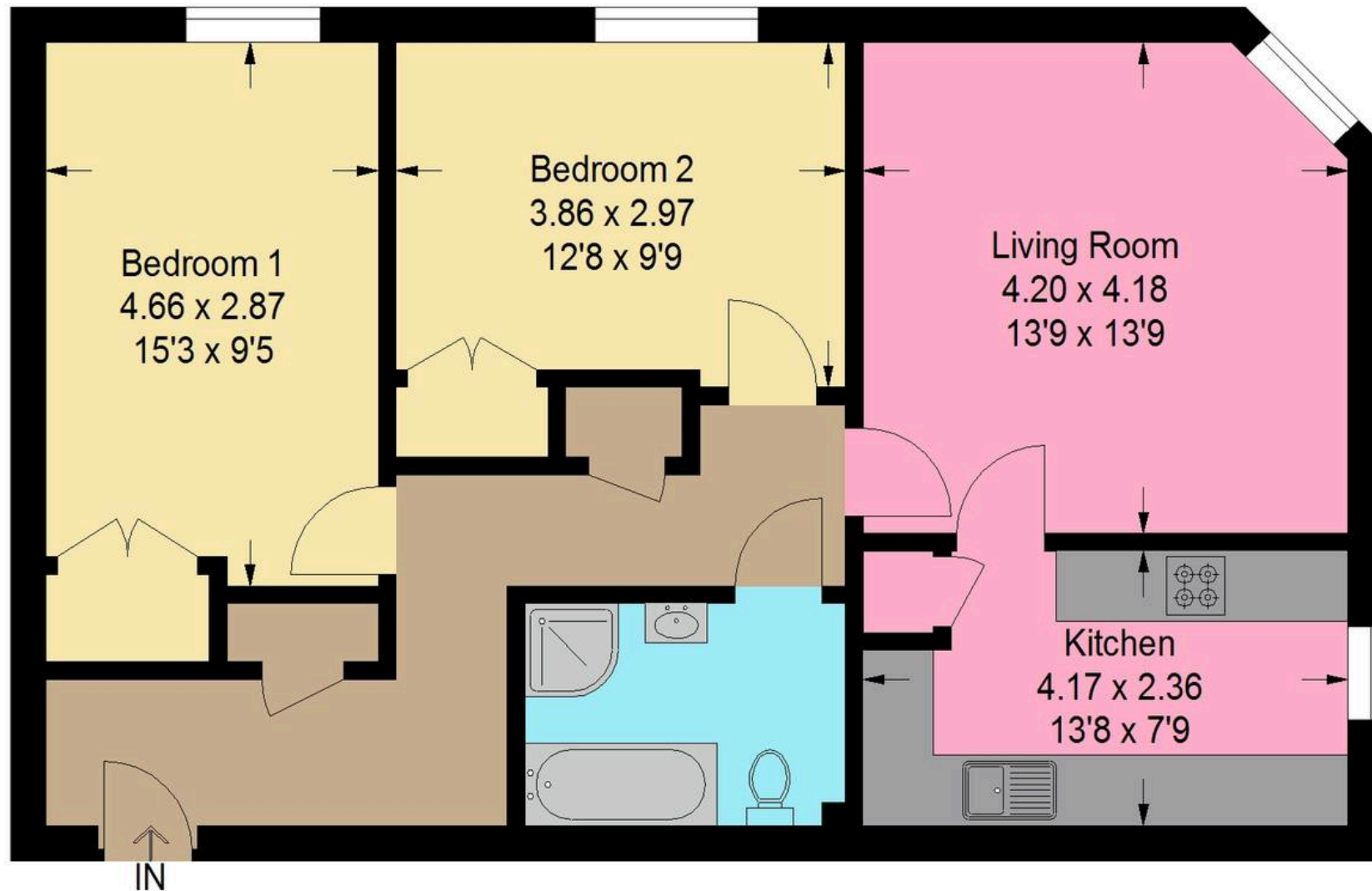
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approximate Gross Internal Area = 74.4 sq m / 801 sq ft



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1195566 / Ref:90466)



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