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Offers Over

£135,000

12 Charles Crescent

Bathgate | West Lothian | EH48 1JF

A superb opportunity has arisen to purchase this lovely two bedroom end-terraced villa quietly located within the popular West Lothian town of Bathgate. Close to excellent amenities and commuting links, the property is well-suited to first-time buyers, couples and growing families.

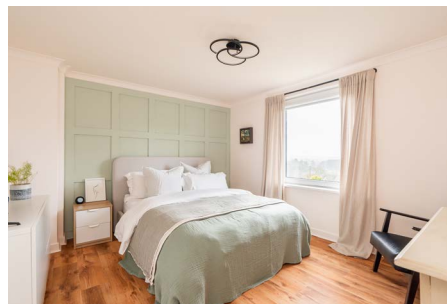
-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - A



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious dual-aspect lounge/diner, modern fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting, landing with more handy storage options and access to the partially-floored attic, first generously-proportioned rear-facing double bedroom with ample room for different configurations, second good sized double bedroom with a dual-aspect outlook, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The front is mostly laid to lawn with a driveway for off-street parking whilst the rear offers a wooden deck, well-kept lawn and storage shed.

Viewing

By appointment through Neilsons 0131 625 2222.



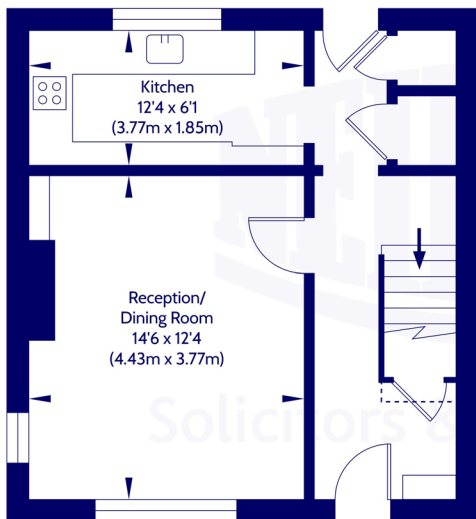


Location

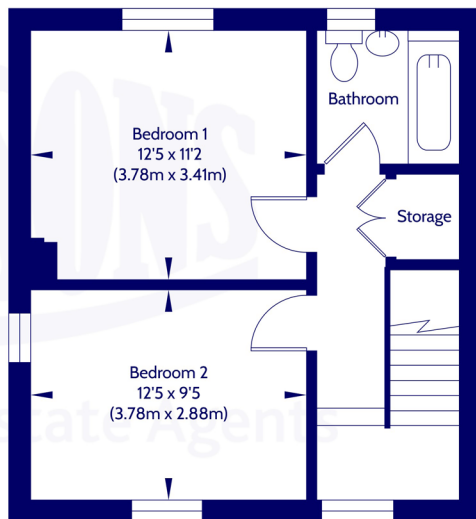
The property forms part of a popular area within close proximity to excellent amenities including a Tesco supermarket, modern primary school, rail station (with services to Edinburgh and Glasgow) and golf course. The area is situated within easy walking distance of various play parks as well as a nature trail. Bathgate itself has regular bus and rail services to Edinburgh & Glasgow together with convenient commuting by way of the M8 to Edinburgh and Glasgow and the nearby high amenity Town of Livingston.



Approx. Gross Internal Floor Area 75.21 Sq M / 810 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from West Lothian Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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