



Offers Over
£100,000

16B Cochrane Street

Bathgate | West Lothian | EH48 4JQ

Set within the ever-popular West Lothian town of Bathgate, this bright and generously proportioned two-bedroom upper flat with a secure shared entry enjoys a pleasant position. Close to a wide range of local amenities and superb transport links, the property is ideally suited to first-time buyers, couples, and buy-to-let investors.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private garden
- On-street parking
- EPC Band - C
- Council Tax Band - A



Description

The welcoming hallway leads to a spacious lounge diner, positioned to the front and flooded with natural light. This bright and airy reception room provides ample space for both comfortable living and dining. The well-sized kitchen is fitted with a range of base and wall-mounted units, complemented by partial tiling to the splash areas. There are two double bedrooms, each offering flexibility. The principal bedroom is a large double to the front, with generous proportions allowing for a variety of layouts and ample room for freestanding furniture. The second bedroom, set quietly to the rear, accommodates double use and is versatile as a guest room or home office. A bathroom with a shower-over-bath and partial tiling completes the accommodation.

Further features include secure door entry, gas central heating, and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, and both garden sheds, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property benefits from a rear garden that is mostly laid to lawn and well kept, featuring two sheds and access to a shared drying green. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Cochrane Street is situated in the well-connected town of Bathgate in West Lothian. The town centre offers a wide variety of everyday amenities including supermarkets, independent shops, cafés, bars and restaurants, along with leisure facilities such as a sports centre, golf course and picturesque open spaces to enjoy the outdoors. Families are well served with local schooling at both primary and secondary level, while commuters benefit from excellent transport links. Bathgate railway station provides regular services to Edinburgh and Glasgow, and the nearby M8 ensures swift road connections across the central belt and to Edinburgh Airport.



Approx. Gross Internal Floor Area 58 Sq M / 624 Sq Ft

1st 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 City of Edinburgh Council or Public Libraries.



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