



35 Mosside Terrace, Wester Inch, Bathgate, West Lothian, EH48 2UJ



RE/MAX PROPERTY

**Lovely Three Bedroom Townhouse In The
Desirable Wester Inch Village
No Onward Chain**

Lauren Beresford and RE/MAX Property brings this lovely three Bedroom Townhouse to the Market located in Mosside Terrace, in the popular residential area of Wester Inch, Bathgate.

Comprising of:

Ground Floor: Entrance Hallway, WC, Lounge and Kitchen

Middle Floor: Two Double Bedrooms and a Jack and Jill Bathroom

Top Floor: Primary Bedroom with dressing area and Shower Ensuite

This property also benefits from Gas Central Heating, Double Glazing and Allocated Parking.

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school and is an extremely sought-after contemporary development. The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. The property is within catchment for Simpsons Primary School and there is a local sports centre within walking distance. Bathgate is a popular commuter town and the property is well situated for the railway station, which provides a fast service to Edinburgh and Glasgow, as well as easy access to the M8 and M9 motorways for Glasgow, Edinburgh and Stirling. There is a regular bus service which operates to Edinburgh and surrounding areas and a local bus service stops nearby. Edinburgh Airport is approximately 13 miles away.

Tenure: Freehold

Council Tax: Band E

Factor Fees: £25 per month





Lower Ground Hallway - 10' 2" x 4' 4" (3.09m x 1.31m)

The entrance Hallway gives access to the WC, staircase to the upper level, Lounge, Kitchen and rear Garden. The Hallway has one central light fitting, painted walls, one radiator and laminate flooring.

WC - 6' 1" x 2' 8" (1.86m x 0.81m)

Located at the entrance of the property. The WC has a corner sink with a mixer tap, with one central light fitting, painted wall coverings, one radiator and laminate flooring.

Lounge - 15' 2" x 11' 6" (4.62m x 3.50m)

Open plan Lounge leading on to the Kitchen/Dining, there is an opaque sliding door which can separate the space. The Lounge has one central light fitting, a front facing window, painted walls, one radiator and laminate flooring. Additionally, there is space for a dining table and there is an under-stair cupboard space.

Kitchen/Dining - 15' 2" x 8' 2" (4.62m x 2.50m)

Kitchen comprising of: Fitted wall and base units, extractor hood, worktops, space for white goods, integrated gas hob, electric oven, and a stainless-steel sink with mixer tap. There is spotlighting, painted walls, two radiators and laminate flooring. Additionally, there is a rear facing window, rear facing French doors and two breakfast bar countertops.

Top Floor Landing - 7' 1" x 3' 3" (2.17m x 0.98m)

Top floor landing giving access to Bedroom 1 with Shower Ensuite and dressing area. The landing has one central light fitting, painted walls and carpet flooring.

Bedroom 1 - 12' 4" x 12' 1" (3.77m x 3.69m)

Size- Bed area (4.47 x 3.67) Dressing area (2.04 x 1.71) Excellent sized Bedroom with a front facing Juliette balcony, a built-in storage cupboard, sliding wardrobes and a Shower Ensuite. There are two central light fittings, painted walls, carpet flooring and one radiator.

Shower Ensuite - 6' 8" x 4' 11" (2.02m x 1.5m)

Ensuite Shower Room comprising of WC, sink with mixer tap, and a shower cubicle with an overhead shower. There are two central light fittings, a Velux window, extractor fan, tile and painted wall coverings, one radiator and vinyl flooring.

Middle Floor Landing - 11' 9" x 6' 11" (3.58m x 2.10m)

Hallway giving access to two double Bedrooms and a Jack and Jill Bathroom The landing has two central light fittings, painted walls, one radiator and carpet flooring.

Bedroom 2 - 13' 3" x 8' 4" (4.05m x 2.55m)

Double Bedroom with mirrored wardrobes and access to Jack and Jill Bathroom. Around the room there are two central light fittings, two rear facing windows, painted walls, one radiator and carpet flooring.

Bedroom 3 - 13' 4" x 8' 6" (4.07m x 2.60m)

Double Bedroom located at the front of the property, with mirrored wardrobe and access to Jack and Jill Bathroom. There are two central light fittings, two front facing windows, painted walls, one radiator and carpet flooring.

Bathroom - 8' 4" x 6' 8" (2.55m x 2.04m)

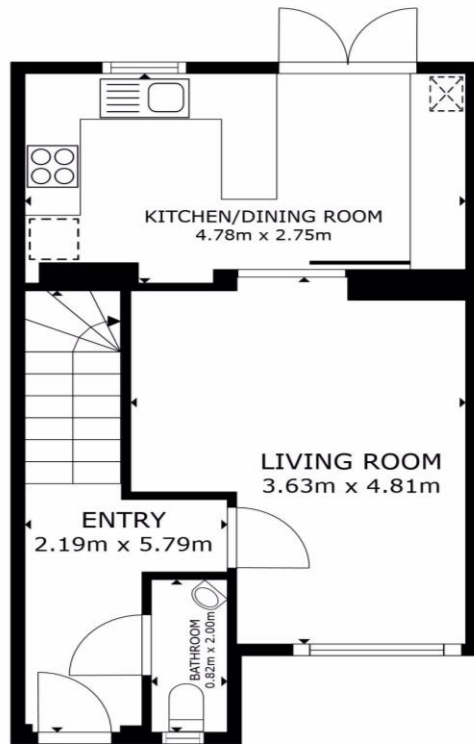
Jack and Jill Bathroom, comprising of WC, two sinks with mixer taps, and a bath with mixer tap. There is spotlighting, extractor fan, tile and painted wall coverings, vinyl flooring and one radiator.

Front Garden

Grassed area with a paved path. There is an allocated parking space and on street parking.

Rear Garden

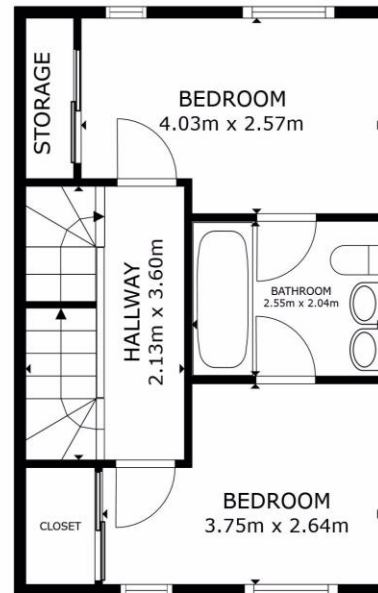
Private rear garden with fence surround and exit via gate. There is a decked area, slabbed path and artificial grass.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 38.3 m² FLOOR 1 35.6 m² FLOOR 2 30.3 m²
 TOTAL : 104.1 m²

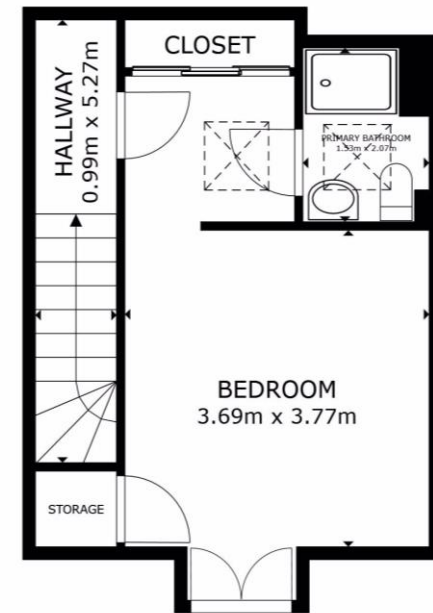
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 38.3 m² FLOOR 1 35.6 m² FLOOR 2 30.3 m²
 TOTAL : 104.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 GROUND FLOOR 38.3 m² FLOOR 1 35.6 m² FLOOR 2 30.3 m²
 TOTAL : 104.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

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