





1 Bedroom Flat With Potential!

Niall McCabe & RE/MAX Property are delighted to welcome to the market this seldom available 1 bedroom apartment, located in the heart of Bathgate. A short walk to all shops, cafes & bars. This is an ideal first home, or investment opportunity, as it is requiring some light modernisation – and is the first time in decades the property has been on the market!

Accommodation comprises; large lounge, spacious kitchen, 1 double bedroom, shower room, floored attic space and private off-street parking.

Nestled in the heart of West Lothian, Bathgate is a vibrant town offering a perfect blend of community charm and modern convenience. Boasting excellent transport links, including a train station with direct routes to Edinburgh and Glasgow, it's ideal for commuters. The town features a variety of shops, restaurants, and leisure facilities, along with highly regarded schools and beautiful green spaces, such as Balbardie Park and the Bathgate Hills. With its rich history and welcoming atmosphere, Bathgate is a sought-after location for families and professionals alike.

Council Tax Band: A

Tenure: Freehold Property

Factor: N/A

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Hallway

Welcoming hallway which allows easy access to all internal accommodation and the loft.

Lounge

14' 1" x 9' 6" (4.30m x 2.90m)

Incredibly spacious and bright lounge which looks onto the front aspect, drenched in light via dual windows this is an ideal spot to entertain. There is carpeted flooring, neutrally painted walls and a flexible floorspace.

Kitchen

9' 6" x 6' 7" (2.90m x 2.00m)

Recently re-fitted, the kitchen offers a good range of base & wall mounted units, with space for all appliances. There is also a pretty picture window.

Bedroom 1

14' 1" x 8' 2" (4.30m x 2.50m)

A large double bedroom located to the rear of the home, is a fantastic size. With carpeted flooring, neutral wall coverings and ample plug points.

Family Bathroom

9' 6" x 5' 7" (2.90m x 1.70m)

Completing the internal accommodation is a sizeable 3-piece shower room, which comprises of walk in shower enclosure, wash hand basin sunk into vanity & W.C.



Approximate Gross Internal Area
36.3 sq m / 391 sq ft

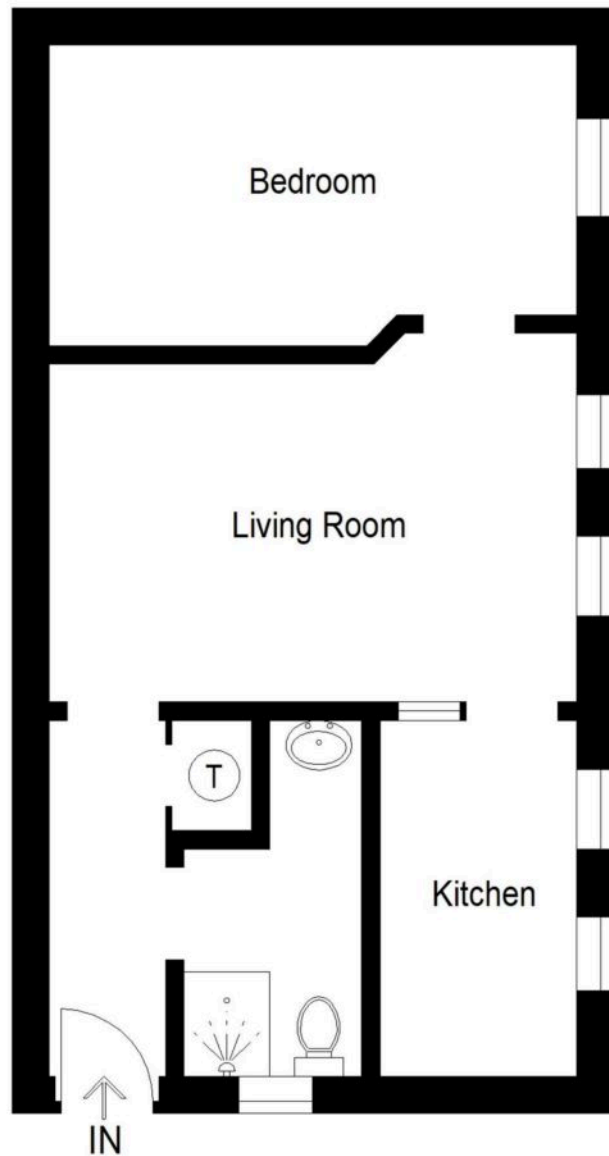


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Not To Scale (ID1176651 / Ref:90149)



RE/MAX Property

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