





Derrick Mooney @ RE/MAX Property welcome you to this spacious 3-bedroom villa. Just a stone's throw away from the town centre, this property is perfect for those who love convenience. With a private main door entrance, you'll love coming home to this property after a long day. Plus, being close to both the train station and bus stops makes commuting a breeze.

Outside, you'll find ample space to park your cars or those of visiting friends and family with convenient off-street parking options.

Council Tax band: TBD

Tenure: Freehold

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of restaurants, bars and local shops. The sports centre includes a gym, swimming pool, football and tennis courts. There is a fantastic choice of schooling in the area from primary through to secondary level. Travel within the area is well catered for too with the M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Hallway

Large hallway leading to the kitchen, three bedrooms, family bathroom and lounge/dining room.

Double Bedroom

12' 6" x 12' 0" (3.80m x 3.66m)

Great sized double bedroom with grey carpet, chest of drawers, bedside cabinet and window to the front of the property.

Lounge/Dining Room

14' 2" x 12' 0" (4.33m x 3.66m)

Very spacious lounge/dining room complimented with grey carpet, neutral decor and a window to the front of the property.

Double Bedroom

16' 4" x 11' 6" (4.98m x 3.50m)

Another fantastic sized double bedroom with grey laminate flooring, neutral decor and a window to the rear.

Family Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

The family bathroom comprises of a three piece white suite with mixer shower mounted over the taps, wall tiles, downlights and laminate flooring.

Kitchen

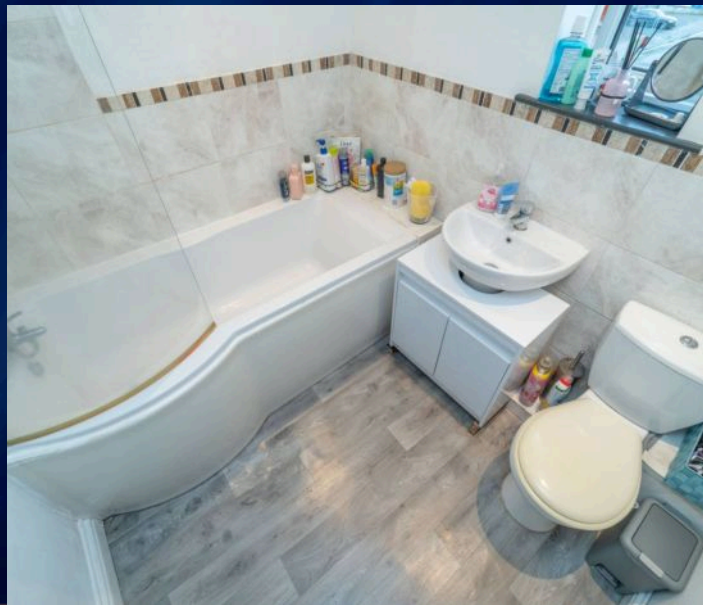
10' 9" x 8' 5" (3.27m x 2.56m)

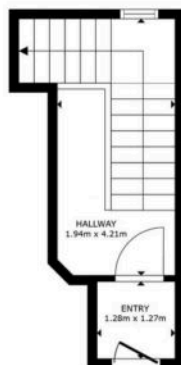
This modern fitted kitchen is well equipped with storage cabinets, a range 5 gas burner cooker, electric oven, chimney hood, a washing machine and fridge-freezer with dual aspect windows allowing for natural light to flood the area.

Bedroom

12' 6" x 6' 8" (3.81m x 2.03m)

Good sized bedroom complimented with a grey carpet, ceiling light, radiator and a window facing the front of the property.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 10.5 m² FLOOR 2 78.3 m²
TOTAL: 88.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 10.5 m² FLOOR 2 78.3 m²
TOTAL: 88.8 m²

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RE/MAX Property

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