



105 Falside Crescent, Bathgate

In Excess of £160,000



RE/MAX
Estate



105 Falside Crescent

Bathgate, Bathgate

Carol Lawton and RE/MAX Estate's a spacious mid-terraced villa in Bathgate with 3 double bedrooms, lounge, breakfasting kitchen, and family bathroom. Front and rear gardens, driveway, GCH, DG. Freehold. No factor fees. Home report available on website. Photos may be wide-angle. Sizes approx.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Vestibule

Entrance is via a glazed UPVC door into the entrance hall. There is laminate to the floor that continues through to the lounge and carpeted stairs to the upper level

Lounge

14' 4" x 13' 3" (4.37m x 4.03m)

Large bright lounge with a window to the front of the property, wood laminate flooring, a central light fitting and radiator. There is also access to the kitchen, a large under stair storage cupboard and a display alcove.

Kitchen

16' 8" x 7' 3" (5.07m x 2.21m)

Stunning fitted breakfasting kitchen is fitted with base and wall units with complimentary wooden worktops, built in gas hob with electric oven and extractor hood, ceramic double sink with chrome mixer and acrylic up stand splashback, space for free standing appliances and a breakfast bar. There is a window to rear and UPVC glazed door to the garden. There is linoleum to the floor, a radiator, downlights.

Landing

Rising up the carpeted stairs there comes a Z shape landing giving access to all upper rooms and the attic via a ceiling hatch. There is carpet to the stairs, a central pendant light fitting and a radiator.





Bedroom 1

13' 1" x 9' 1" (3.98m x 2.76m)

The large primary bedroom has a window facing to the rear of the property, warming the room with natural light. There is a large sliding door wardrobe, carpet to the floor, a central fan light fitting and a radiator.

Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)

This generous room has 2 windows facing the front of the property and a large cupboard for storage. There is carpet to the floor, a central pendant light fitting and a radiator.

Bedroom 3

13' 1" x 9' 1" (3.98m x 2.76m)

The third double room also has a front facing window, 2 handy storage cupboards, a central pendant light fitting and a radiator

Bathroom

6' 6" x 5' 7" (1.97m x 1.71m)

The bathroom here is a white suite consisting of a wc with hidden cistern, a large wash basin with chrome mixer tap resting on a storage unit, a bath fitted with a chrome mixer tap with overhead shower attachment and a large mirrored wall cabinet. There is laminate to the floor, a patterned window to the rear, downlight light fitting and a radiator.



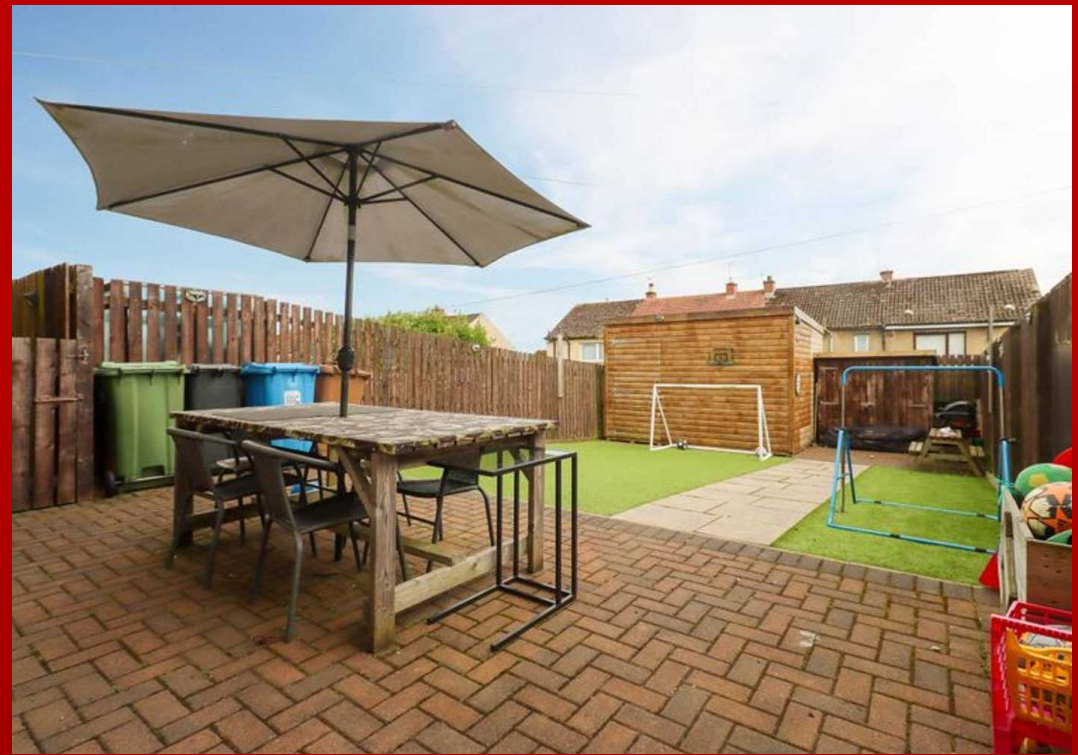


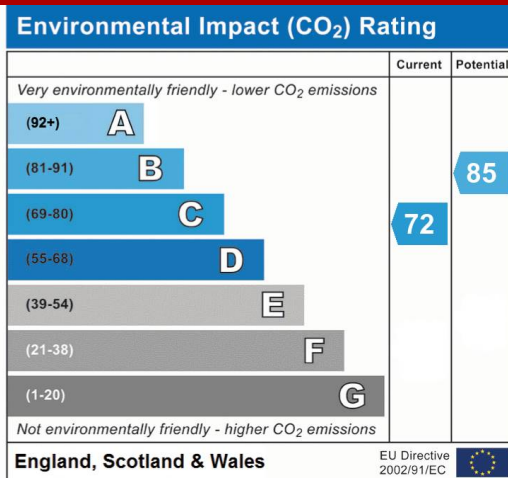
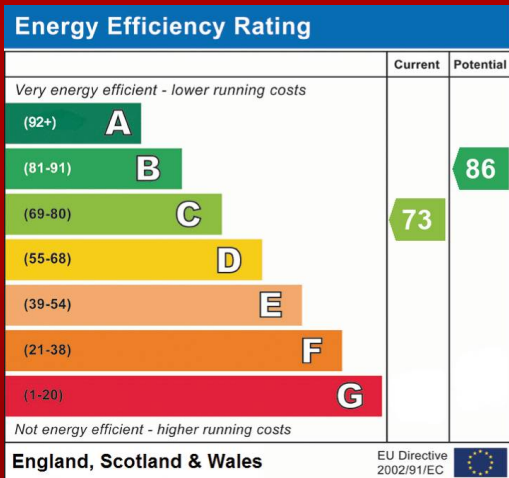
FRONT GARDEN

Approach to the property is over a well laid Monoblock driveway

REAR GARDEN

The large garden is private with fencing all around. It is mostly laid to AstroTurf with a slab path through to the patio to rear of the garden and another patio to the rear of the property. There is a large shed and an access alcove through to the front of the property shared with the neighbour

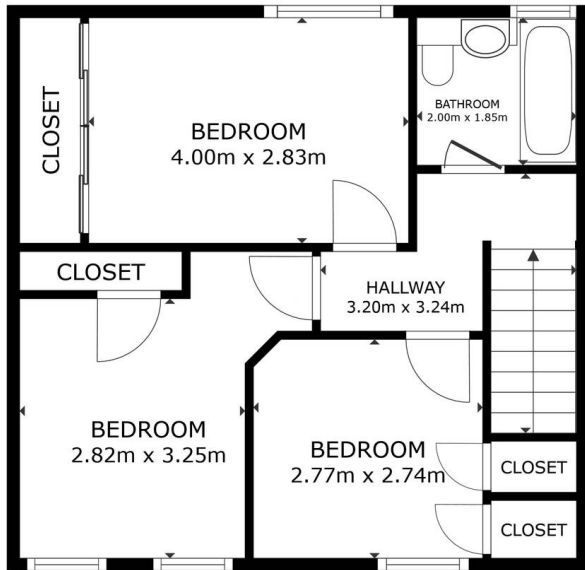




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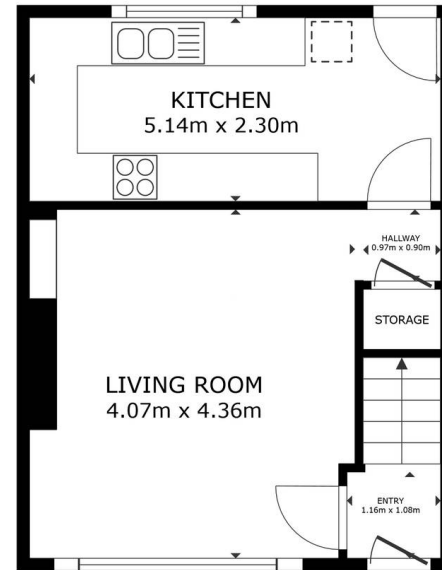
The Home Report



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 34.8 m² FLOOR 2 47.1 m²
 TOTAL : 81.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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 FLOOR 1 34.8 m² FLOOR 2 47.1 m²
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