



44 Lindsay Gardens, Bathgate

In Excess of £140,000



44 Lindsay Gardens

Bathgate, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this charming 2-bedroom first floor flat. Spacious lounge, well-equipped kitchen, and contemporary bathroom, and allocated parking.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Hall

The spacious hall features sleek laminate flooring and a central light fitting, creating a bright and welcoming entrance. It includes a radiator for warmth, a large walk-in storage cupboard, and a second generously sized cupboard, offering excellent storage solutions. An entry intercom system adds convenience and security.

Lounge/Diner

12' 7" x 12' 9" (3.83m x 3.88m)

The spacious lounge boasts a large front-facing window that floods the room with natural light, creating a bright and airy feel. Comfortable carpeted flooring runs throughout, while a central light fitting and radiator provide a cosy ambiance in all seasons. With its generous layout, the room easily accommodates a variety of freestanding furniture, making it a flexible and inviting space perfect for relaxing or entertaining.

Kitchen Breakfast

12' 10" x 7' 9" (3.90m x 2.37m)

This well-equipped kitchen features durable vinyl flooring and benefits from a side-view window that brings in natural light. It includes a hob, electric oven, freestanding washing machine, tumble dryer, and fridge freezer—all white goods generously gifted by the current owner. The space is enhanced by spotlight ceilings, a radiator for added comfort, and an extractor fan for ventilation. There's ample room for a table and chairs, making it a practical and inviting space for everyday dining and entertaining.

Bathroom

5' 3" x 5' 6" (1.61m x 1.67m)

This nice bathroom features a vinyl floor, a central light fitting with a stylish shade, and an extractor fan for ventilation. It includes a WC and sink, a decorative shelf with a mirror above, and an additional shelf for storage. A comfortable bath completes the space, creating a practical yet attractive bathroom environment."





Bedroom 1

10' 10" x 9' 9" (3.30m x 2.96m)

The room features a front-facing window that allows plenty of natural light, complemented by cozy carpet flooring. There's a central light fitting and a radiator to keep the space warm and inviting. The room also offers convenient access to the en suite bathroom, which includes an additional radiator for comfort."

En Suite

5' 7" x 5' 6" (1.70m x 1.68m)

The room features a front-facing window that allows plenty of natural light, complemented by cozy carpet flooring. There's a central light fitting and a radiator to keep the space warm and inviting. The room also offers convenient access to the en suite bathroom, which includes an additional radiator for comfort."

Bedroom 2

8' 10" x 7' 10" (2.68m x 2.40m)

This is a generously sized bedroom featuring a large front-facing window that allows plenty of natural light to flood the space. The room is comfortably carpeted throughout and includes a radiator for warmth and a central light fitting for a well-lit, welcoming atmosphere. Double fitted wardrobes offer ample storage, and the spacious layout provides plenty of room for additional furniture, making it a perfect blend of comfort and practicality.





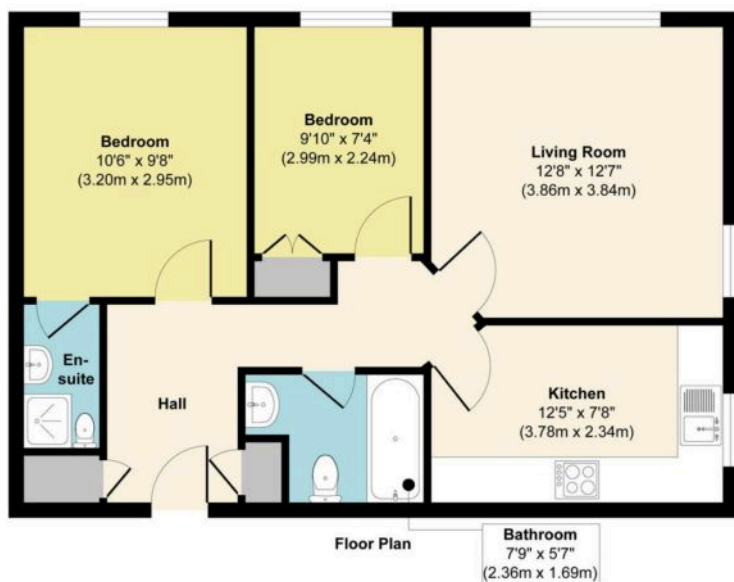
ALLOCATED PARKING

1 Parking Space

This property benefits from an allocated parking space conveniently located adjacent to the property, providing easy and secure access for residents.



44 Lindsay Gardens, Bathgate, EH48 1DU



Approx. Gross Internal Floor Area 625 sq. ft / 58.09 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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