

Peterkin & Kidd

Solicitors and Estate Agents

8

OLD BATHGATE ROAD
DECHMONT, EH52 6LN



OFFERS OVER £185,000

8

OLD BATHGATE ROAD DECHMONT, EH52 6LN

Situated in a semi-rural location, close to Dechmont and Bathgate, this extended, semi-detached villa offers flexible space over 2 floors with leafy aspects to the front and countryside views to the rear.

The property is accessed via a uPVC door with glazed panel which leads to the hall. There is a window to the front, a cupboard housing the fuse box and meter and an understair cupboard.

The living room has a fireplace with an open fire, decorative tiled inset and a timber surround as its focal point and a bay window to the rear with views over the garden. Ample space for freestanding furniture.

The kitchen is fitted with a range of wall and base units with Belfast sink, complementary worksurfaces and tiling to splashback. The ceramic hob, oven, extractor hood and washing machine are included in the sale but are not warranted. There is a cupboard and windows to the front and side with views to the garden. To the rear, there is a Rayburn stove, an integrated fridge, a shelved cupboard and a pine dresser and matching table and chairs which may be available. Door to side hall. Astragalled French doors lead to the conservatory which has open aspects and patio doors to the garden.

The side hall has a door to the front and rear and a utility room which is fitted with wall and base units and a cupboard and a window to the rear.

On the upper floor, there are three bedrooms.

Bedroom 1 is to the rear with a built-in wardrobe, space for freestanding furniture and a shuttered window to the rear. Shuttered French doors lead on to the spacious balcony with wonderful views.

Bedroom 2 is also to the rear with a range of built-in mirror doored wardrobes and space for freestanding furniture. Cupboard housing hot water tank. A picture window to the rear offers panoramic views towards open countryside.

Bedroom 3 is to the front with leafy views and a fitted mirror doored wardrobe with an additional overstair wardrobe.

The fully-tiled shower room completes the accommodation and is fitted with a white suite, comprising recessed wash hand basin in vanity unit, WC and separate shower cubicle. Window to side.



ACCOMMODATION

Entrance hall
Living room, conservatory
Fitted dining kitchen, utility room
3 bedrooms,
Shower room

Oil central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings and the white goods as specified are included in the sale.

GARDENS

There are gardens to the front and rear of the property. The front garden is laid to lawn with a tree, low level wall and plants. The fully enclosed garden to the rear is laid to lawn with 2 patios.





GARAGE

There is a detached single garage to the side of the property with electric roller door, and a further door and window to the side. The monobloc driveway provides off-street parking.

VIEWING

Viewing by appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
they.tricycle.rotations

SITUATION

Dechmont is a small traditional village, close to Uphall and Broxburn which offer excellent local amenities. For everyday needs there is a local general store and post office. Further afield, Livingston has the Elements Centre and the outlet, with high street names. Education is well served with a local primary school and high schools.

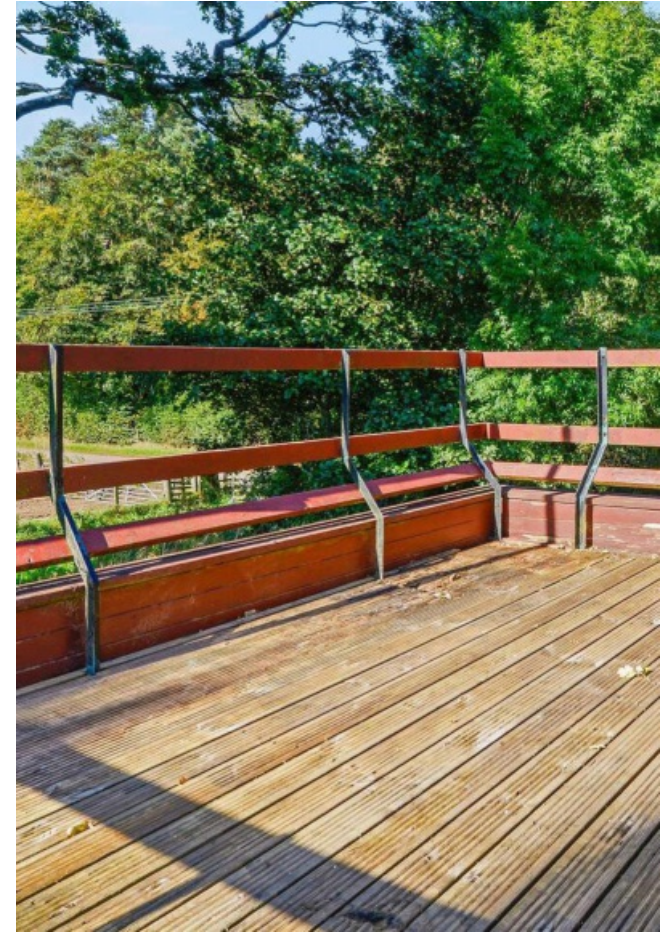
For the commuter, there is easy access to the M8 and M9 motorway network with the added benefit of the recently opened Winchburgh motorway junction, for access to Edinburgh and its airport, Glasgow, Stirling and Fife. Rail services operate from Uphall Station and Linlithgow.



OTHER
COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. The property is being sold as seen.

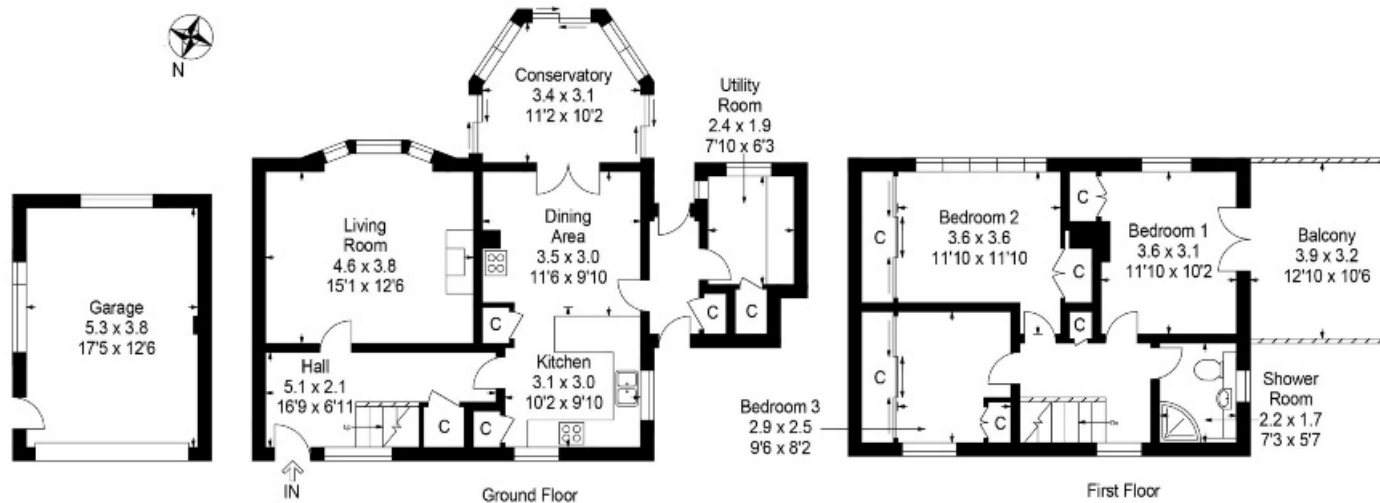
Extended, semi-detached villa with countryside views





WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D110627)

© VistaBee 2024

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

