



20 Irvine Crescent, Bathgate

Offers Over £103,000



20 Irvine Crescent

Bathgate, Bathgate

Council Tax band: A

Tenure: Freehold

- Spacious Upper Flat
- Quiet residential location
- Close to Town Centre
- New Combi Gas Central Heating Boiler with 10yr Guarantee
- Move-in Condition
- Shower Room with Mains Shower
- Shared garden
- Garden hut





Vestibule

Access through timber door with opaque glazed insets. Original quarry tiled floor. Wall mounted electric switchgear. Quality glazed door to hall.

Hall

Welcoming hallway with quality glazed doors to lounge/dining room, double bedroom, vestibule and sliding door to shower room. Laminate flooring through hall and lounge/dining room. Hatch to insulated loft. Radiator with cover, 3-way light fitting.

Lounge/Dining Room

17' 11" x 12' 9" (5.46m x 3.89m)

Spacious sitting/dining room with rear facing window, roller blind, curtains and pole. Fire surround with marble inset and hearth, and gas fire. Opening to fitted kitchen with thermal curtain. Recess with two shelves. Radiator, centre light fitting, feature clock.

Fitted Kitchen

7' 7" x 5' 3" (2.31m x 1.60m)

Fitted with base and wall mounted units, gas hob, electric fan assisted oven, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktop with tiling above. The fridge/freezer is included in the sale but is not warranted. Rear facing window with roller blind.

Double Bedroom

14' 4" x 11' 7" (4.37m x 3.53m)

Spacious double bedroom with front facing window, curtains and pole. Cupboard housing new combi gas central heating boiler. The wardrobe unit, chest of drawers and two bedside cabinets are included in the sale. Fitted carpet, radiator.

Shower Room

Fitted with wash hand basin/mixer tap and built into vanity unit, low flush WC with storage around and wall clad shower cubicle with mains shower. Tiled to dado height. Opaque glazed window with roller blind. Chrome vertical radiator, UPVC ceiling with downlighters, ceramic tiled floor, mirror, extractor fan.



GARDEN

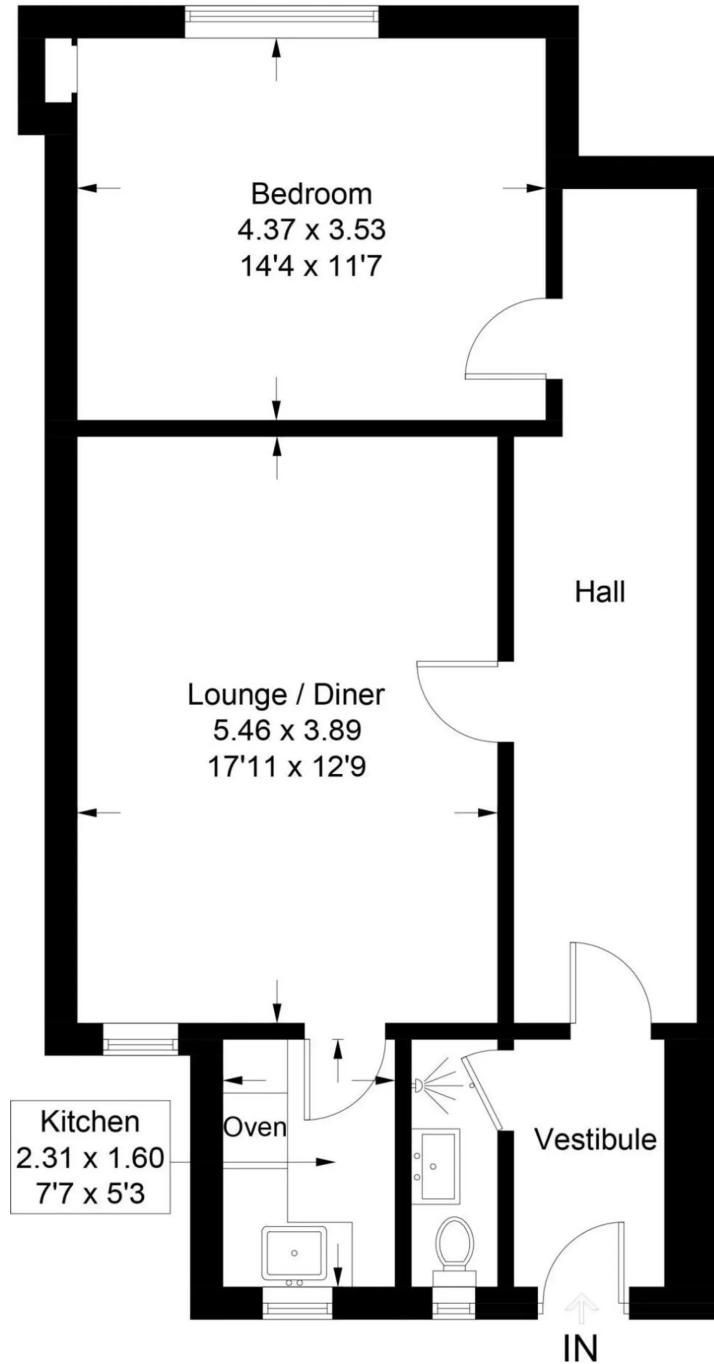
Shared rear garden. Garden hut.

ON STREET



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Approximate Gross Internal Area = 61.8 sq m / 665 sq ft





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