



# Flat 4, 141 Marina Road, Bathgate

Offers Over £132,000



# Flat 4

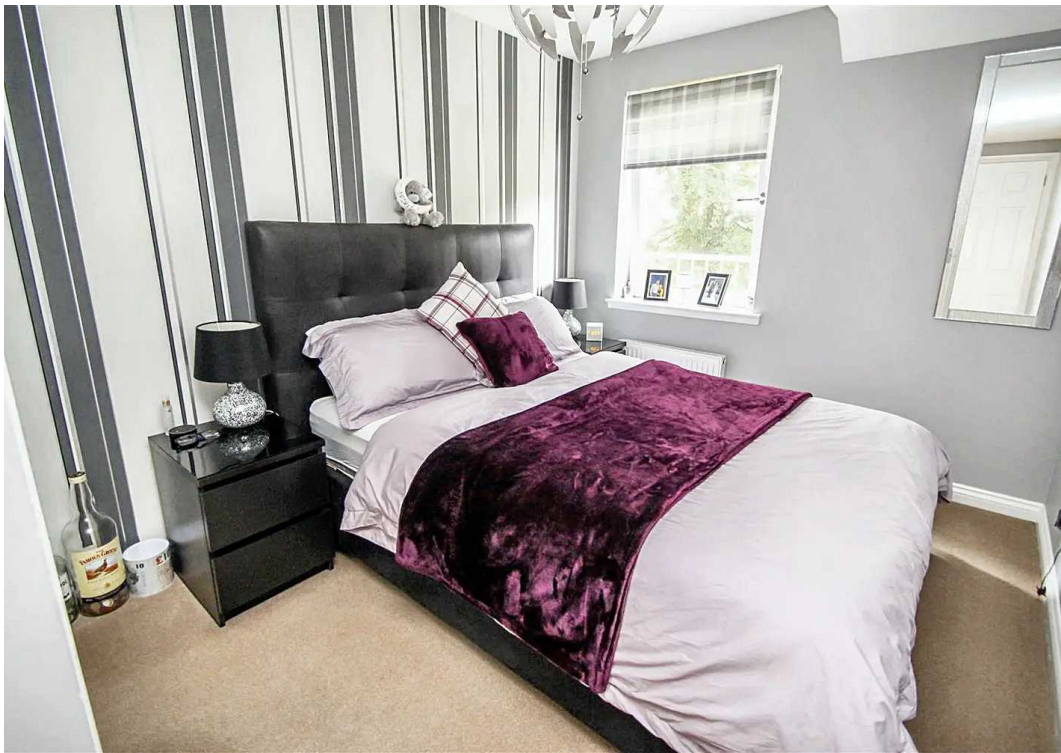
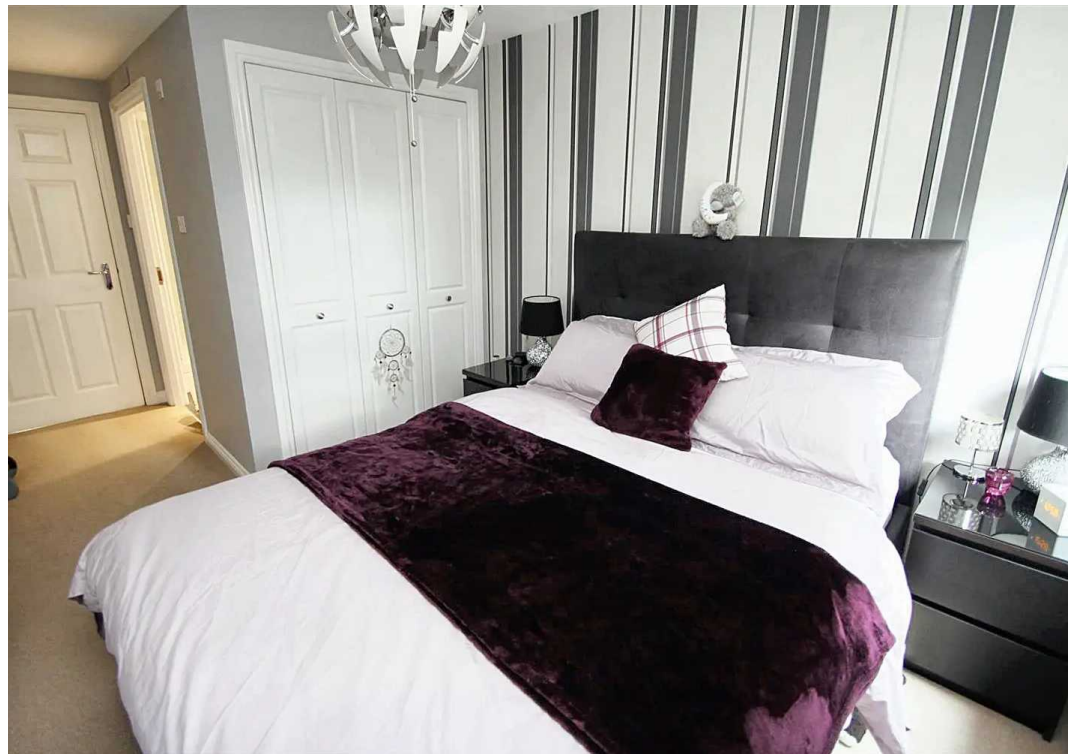
141 Marina Road, Bathgate

KnightBain are delighted to bring to the market this spacious elevated ground floor flat situated in a much sought after development offering rear fac...

Tenure: Freehold

- Ground Floor apartment quietly situated to the rear
- Spacious accommodation
- Walk-in condition
- Chain free
- Combi Gas Central Heating Boiler
- Fitted kitchen with integrated washing machine and frige/freezer
- Ensuite Shower Room
- Excellent Storage
- Ample private parking





**Hall**

Spacious and welcoming entrance hall. Doors to lounge/dining room/kitchen, bedrooms, bathroom and three cupboards, one housing combi gas central heating boiler. Wood effect vinyl floorcovering. Radiator, downlighters.

**Lounge/Dining Room/Fitted Kitchen**

Superb room with rear facing windows. Fitted carpet, radiator. The kitchen area is fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, chimney style extractor hood, integrated fridge/freezer and washing machine, 1.5 bowl stainless steel sink with side drainer and mixer tap, complementary worktops with tiling above, vinyl floorcovering, under unit lighting, downlighters.

**Principal Bedroom**

Spacious room with three door fitted wardrobes. Rear facing window with roller blind. Door to ensuite shower room. Radiator, stylish light fitting.

**Ensuite Shower Room**

Fitted with double shower cubicle with mains shower, pedestal wash hand basin with mixer tap and dual flush WC. New vinyl floorcovering, extractor fan, radiator, downlighters, mirror and glass shelf.

**Bedroom Two**

Good sized double bedroom with three door fitted wardrobes. Rear facing window. New fitted carpet, radiator, 4-way spotlights.

**Bathroom**

Fitted with pedestal wash hand basin with mixer tap, dual flush WC and bath with mixer tap, electric shower and glazed screen over. Tiled to ceiling height around bath. Feature wall light. Vinyl floorcovering, extractor fan, brushed steel vertical radiator.



**COMMUNAL GARDEN**

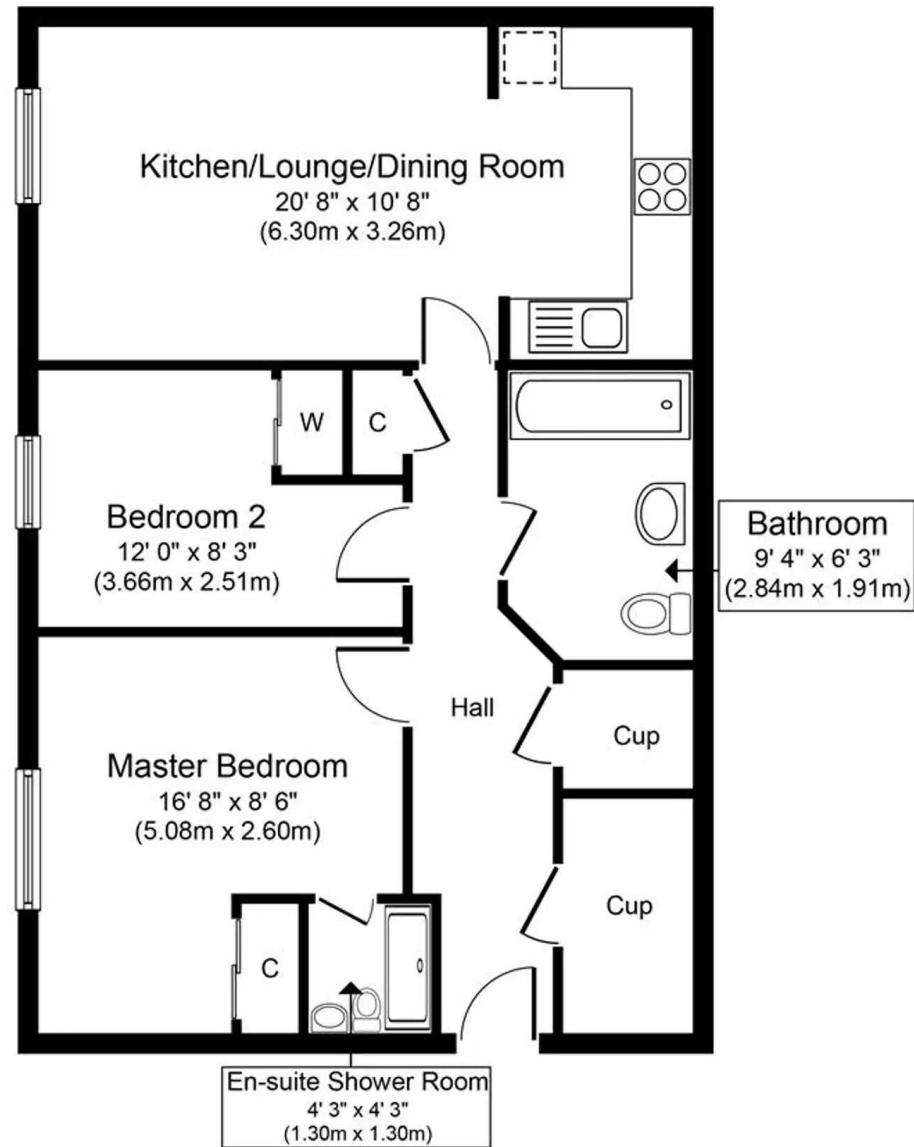
Well maintained factor grounds.

**OFF STREET**

2 Parking Spaces

Ample private parking.





**Approximate Floor Area**  
**678 sq. ft.**  
**(63.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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