

**7 Bruce Road,
Bathgate, EH48 1EF**

OFFERS OVER **£150,000**



drummondmiller



- Spacious and light living room
- Three bedrooms
- Double glazing and gas central heating
- Scope for further modernisation or extension
- South facing garden
- Close proximity to train station
- EPC C

Description

Of a classic style (Approx 1935), this semi-detached house is quietly located enjoying a very sunny aspect and large rear south facing garden. It is an ideal family home (95sqm) which will suit purchasers prepared to undertake further modernisation, cosmetic improvements and redecoration. Well-proportioned accommodation is arranged over two floors having a most practical layout with scope for extension (subject to necessary consents). There is a comfortable south-facing public room to the back with ample space for a dining table and a plug in electric fire with wooden mantelpiece. The Kitchen is on the lower level and provides direct access to the rear garden. The bathroom is in need of modernising and is located on the lower floor. The three bedrooms are located on the upper floor (2 doubles, 1 single). The property benefits from ample storage with the property containing several cupboards and an attic loft space.





Central Heating

Gas central heating is complemented by timber framed double glazed windows.

Garden

The property occupies a wide garden plot enclosed by timber fencing. The rear garden is south facing and extends round the side of the property.

Location

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance. Bathgate is a popular commuter town and the property is well situated for the railway station (2 min walk), which provides a fast service to Edinburgh and Glasgow, as well as easy access to the M8 and M9 motorways for Glasgow, Edinburgh and Stirling. There is a regular bus service which operates to Edinburgh and surrounding areas and a local bus service stops nearby. Edinburgh Airport is approximately 13 miles away.

Extras

The oven, hob and hood are included in the sale price.

Council Tax and EPC

The property lies in Council Tax band C and has a C EPC rating.

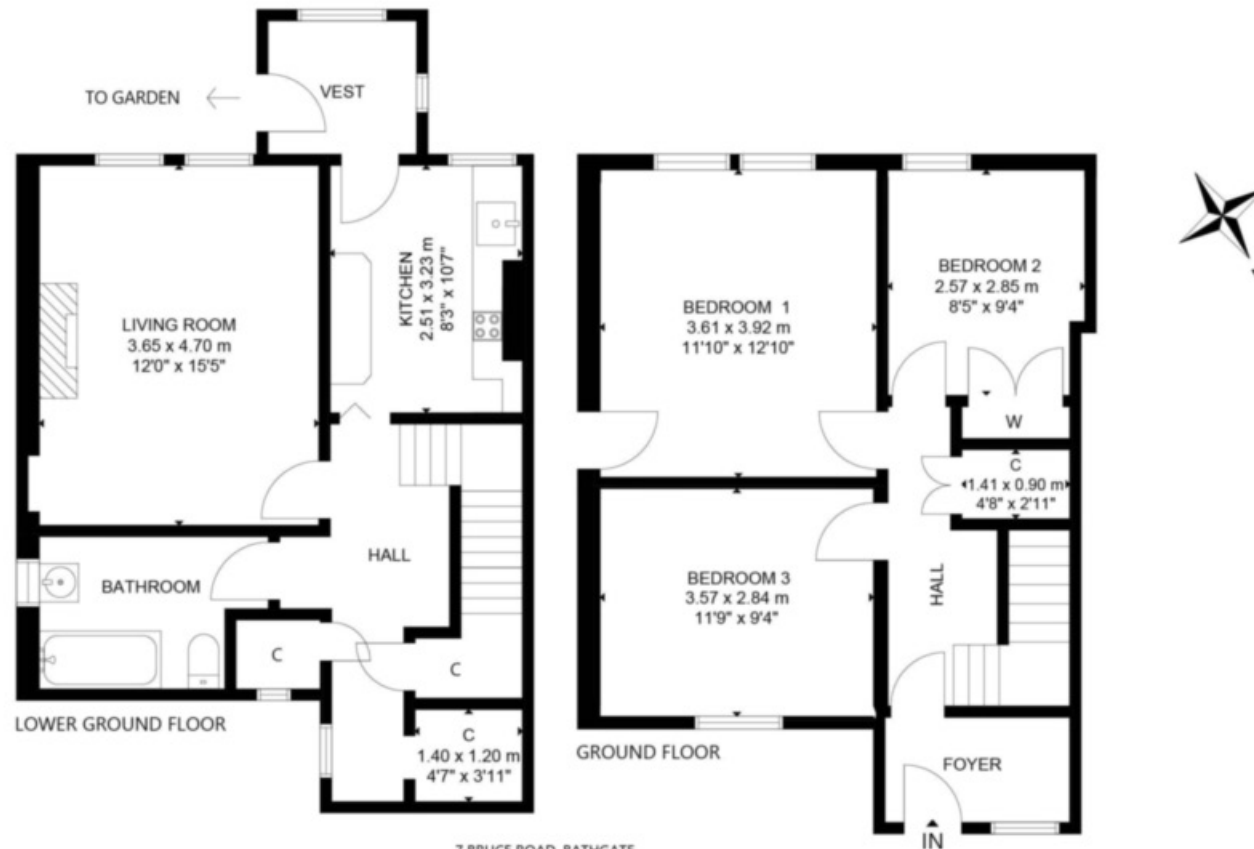
Home Report

The property has been valued at £155,000 and the Home Report is available from the ESPC web site.

Viewing

Tel Agent 0131 229 3399 (07595820611 out with office hours).





7 BRUCE ROAD, BATHGATE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,045 SQ FT / 97 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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