



24 Beech Road  
| BATHGATE | EH48 1LU

  
**warners**  
solicitors & estate agents





## 24 Beech Road

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Peacefully tucked away within generous sized garden grounds in an off road position is this light and spacious semi-detached home offering plenty of space to spread out. The property is conveniently located within easy reach of the local amenities, schools, railway station and M8 access.

Viewing is highly recommended of this most appealing property, which would be ideal for a couple or young family. Nicely proportioned accommodation is on offer, benefiting from double glazed windows, electric heating and more than ample storage space. A great feature is the exceptionally large rear garden with its stretch of lawn. There's also an area of sheltered private garden to the front of the property, with on-street parking available nearby.

- Living/dining room with patio doors to garden
- Fitted kitchen/integral appliances
- Three bedrooms, two with great built-in storage space
- Bathroom/electric shower
- Sanded flooring upstairs
- Double glazing
- Electric heating
- Private gardens front and rear
- Exterior store
- On-street parking

Energy Rating F. Council Tax B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sale will include all items in the property.

Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.



