

campbell  
smith

125/1 South Mid Street,  
BATHGATE,  
EH48 1DY



- Traditional main door flat
- Entrance vestibule
- Hall
- Sitting room
- Kitchen
- Utility room
- Double bedroom
- Bathroom
- Gas central heating & double glazing
- Shared rear garden
- Access to shared brick outhouse

Fixed Price: £100,000









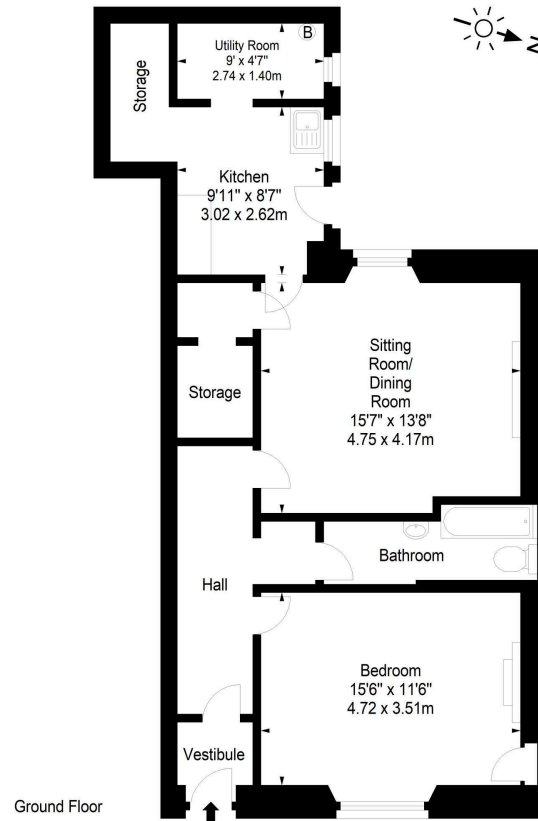




**South Mid Street,  
Bathgate,  
West Lothian, EH48 1DY**



Approx. Gross Internal Area  
801 Sq Ft - 74.41 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**+** Extras  
Sold as seen. No warranty is given regarding the services, systems or any appliances

Buses  
Edinburgh Road – 5, 21, 29, 73, N18, N28, X18, X27, X28

Shops  
Convenience store on corner opposite. Tesco, Lidl, Aldi, Morrisons

Schools  
Boghall PS, Bathgate Academy

Parking  
On street

Council Tax Band – B

EPC – D

Factor  
None known

Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)