



41 Muir Road

Bathgate, West Lothian, EH48 2QL



Property Summary

This three-bedroom semi-detached house is a bright and airy home with a superb location in Bathgate. Set within walking distance of transport links, as well as amenities, schools, and green spaces, it is an ideal residence for commuting professionals, families, and first-time buyers alike. The southeast-facing residence further benefits from a spacious reception room with a modern fireplace, a fitted kitchen that is well appointed, and a quality shower room. It also has excellent storage helping to keep the interiors tidy. Externally, the home boasts a neat front lawn and a fully-enclosed rear garden, providing a secure space for playing children and summer barbecues.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven/grill, electric hob, and concealed extractor), a fridge/

Property Features

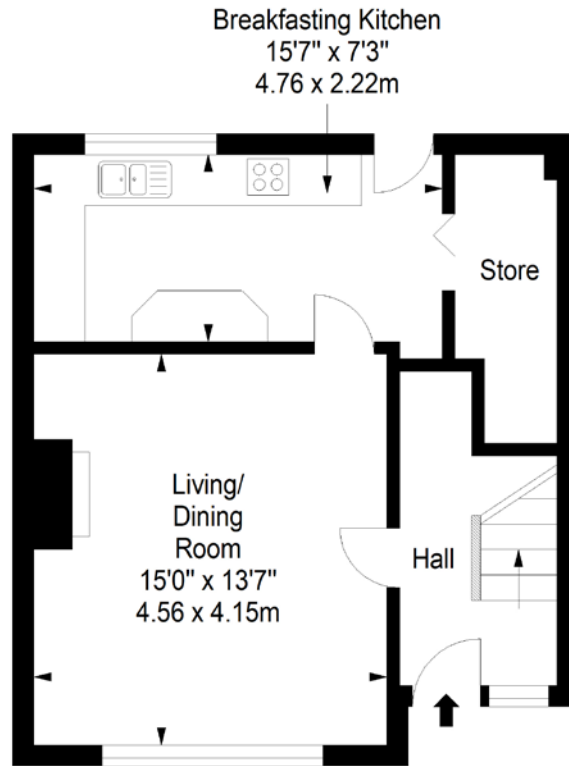
- A bright and airy semi-detached house
- Convenient location in popular Bathgate
- Naturally-lit entrance hall
- Southeast-facing living/dining room
- Breakfasting kitchen with a store
- Landing with attic access
- Two double bedrooms (one with wardrobes)
- One versatile bedroom with wardrobe
- Modern three-piece shower room
- Private gardens to the front and rear
- Unrestricted on-street parking bays
- Gas central heating and double glazing
- EPC Rating - C



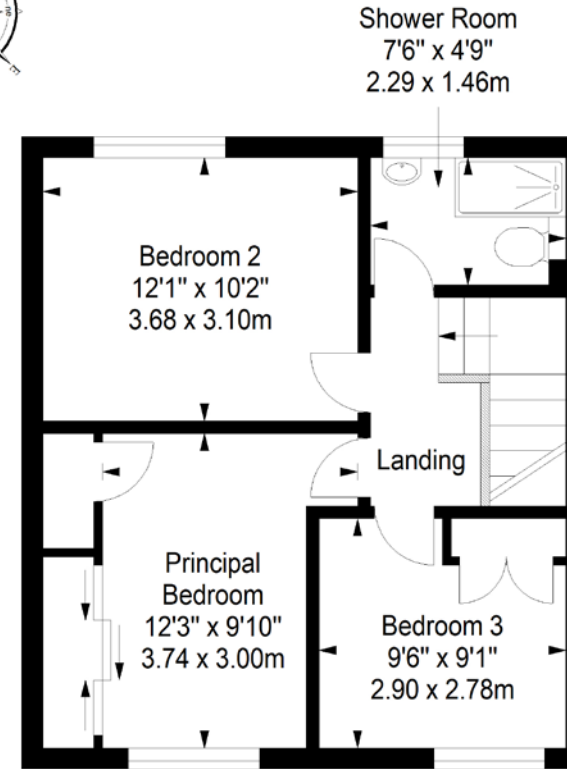


Floorplan

Ground Floor
Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106