



13 Kaim Crescent

West Lothian, Bathgate, EH48 1ER



Property Summary

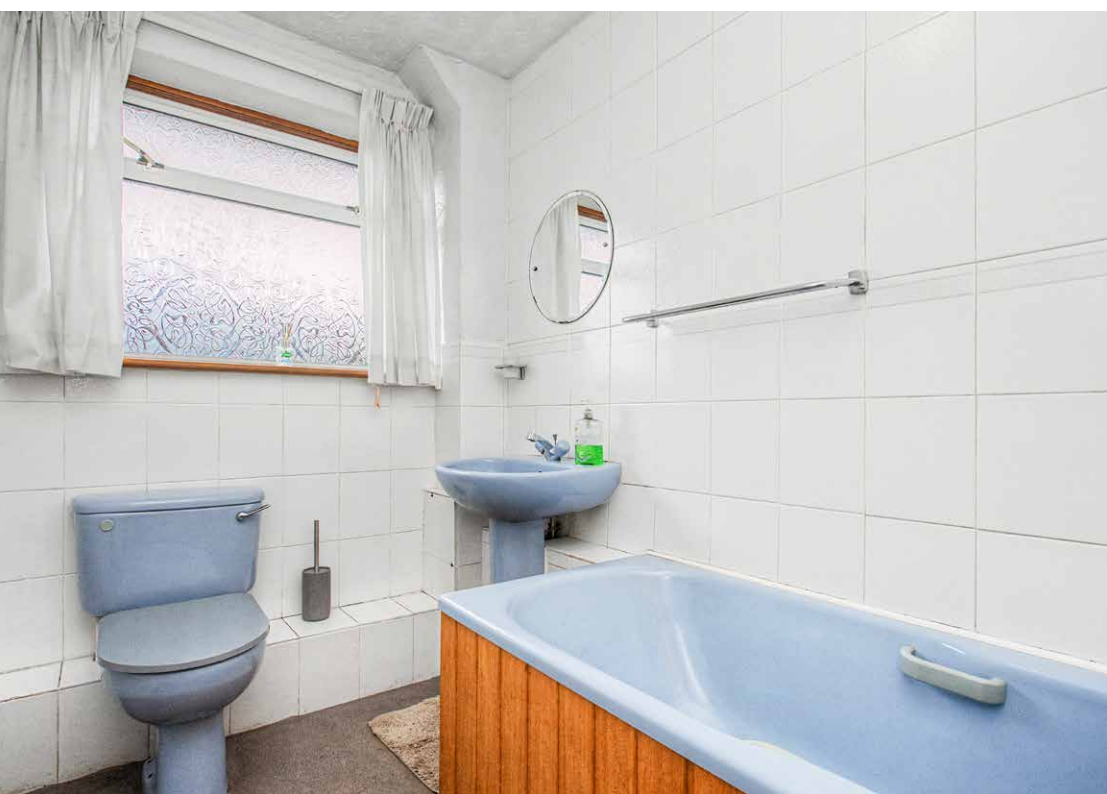
Set within an established residential area of Bathgate, this three-bedroom semi-detached house offers excellent potential for cosmetic upgrades and refurbishment. The property features a bright west-facing living room with floor to ceiling window for ample natural sunlight and a fireplace, a kitchen with rear access, and three spacious bedrooms, including a principal bedroom with a lovely park view. A family bathroom and useful storage complete the interior. Externally, the home enjoys private gardens, a driveway, and garage parking. With gas central heating and double glazing, it presents a fantastic opportunity in a well-connected location.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Property Features

- Semi-detached house in Bathgate
- Part of an established residential neighbourhood
- Exciting redecorating opportunities
- Entrance hall with carpeted stairwell
- West-facing living room with fireplace
- Kitchen with rear access and store
- Spacious main bedroom with a wardrobe and a lovely view
- Two more spacious bedrooms (one with storage)
- 3pc family bathroom with overhead shower
- Private gardens
- Private drive and garage parking
- Gas central heating and double glazing
- EPC Rating - TBC

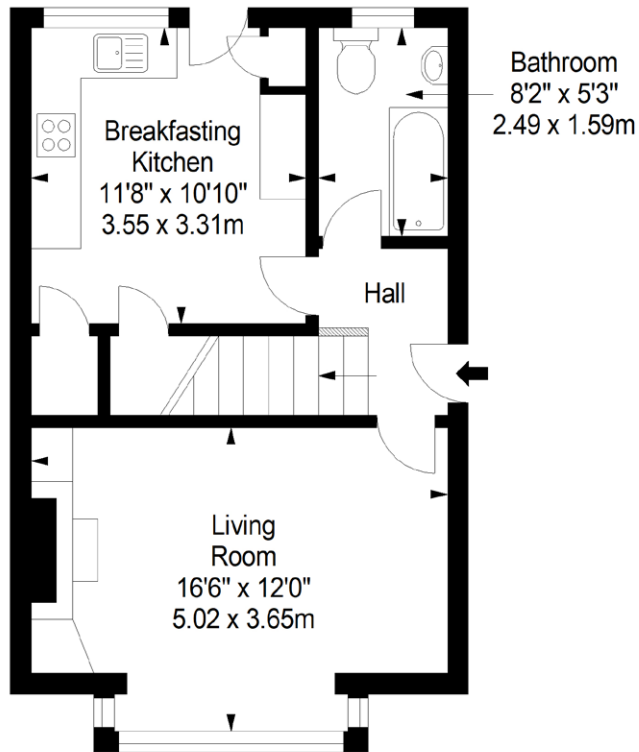




Floorplan

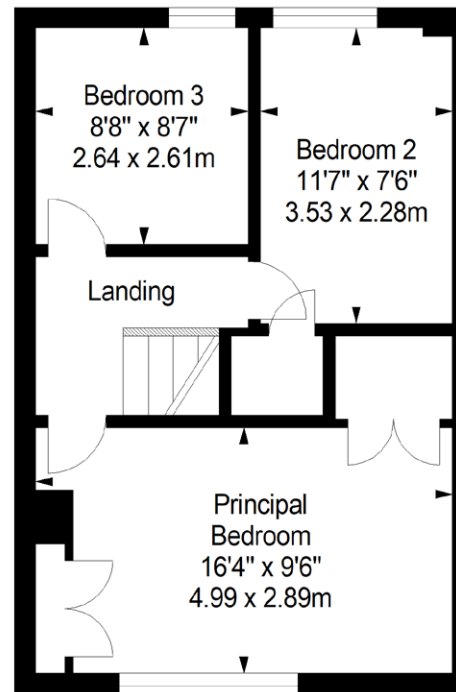
Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



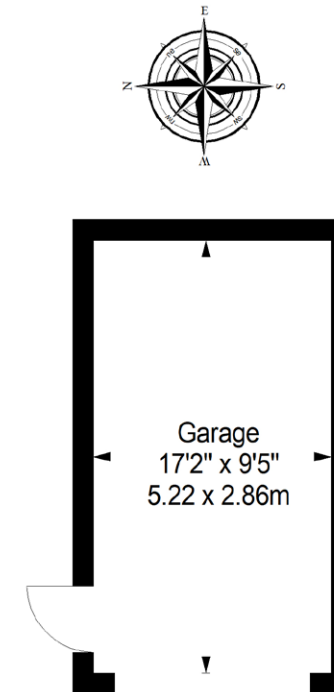
First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Garage

Approx. 14.9 sq. metres (160.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.7 sq. feet)

All Enquiries to our Property Department:

Afton Henderson | ah@sneddons-ssc.co.uk | 01506 815832 | www.sneddonmorrison.co.uk
14 East Main Street, Whitburn, West Lothian EH47 0RB

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