



102 Jardine Place
BATHGATE | EH48 4GU


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Located within the popular modern development at Jardine Place, Bathgate, this impressive three-bedroom top floor apartment offers spacious accommodation, excellent natural light and secure underground parking.

Accessed via a secure entry system, the accommodation comprises an entrance hallway leading to a bright open-plan living, dining and kitchen area. Dual aspect windows, a striking full-height feature window and French doors to a Juliet balcony maximise natural light and enjoy attractive countryside views.

The modern kitchen features integrated appliances, ample worktop space and a range of floor and wall-mounted units. The principal bedroom benefits from built-in storage and an en-suite shower room, while the second bedroom is a generous double. The third bedroom offers flexible use as a nursery, guest room or home office. From the hallway, a pull-down ladder provides access to a small attic platform which provides useful additional storage. A contemporary three-piece family bathroom completes the accommodation.

Externally, the property benefits from well-maintained communal gardens and a secure underground car park.

- Stylish three bedroom top floor flat
- Accessed via secure entry system with lift to all floors
- Bright and spacious dual aspect open plan living
- Secure underground car park
- Countryside views
- Double glazing and gas central heating

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

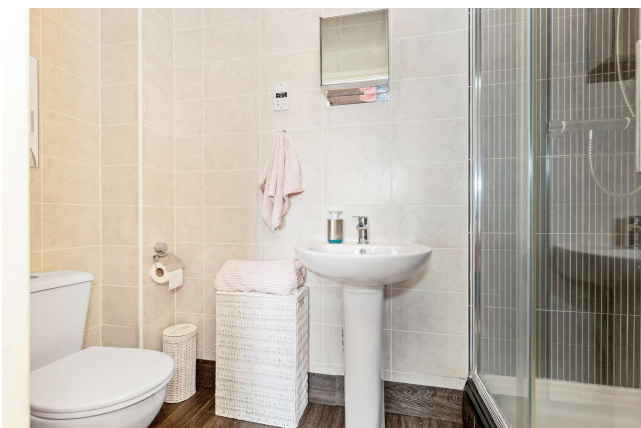


Council tax band D, EPC rating B
Factor: Factors Direct, 34 Gibson St, Glasgow G12 8NX approx £125 p/m which included buildings insurance

Extras to be included in sale: integrated appliances (oven, hob, dishwasher, microwave and fridge/freezer) and washing machine. Black king size metal bed frame and mattress in Bedroom 1. Fitted wardrobes, vanity table, chair and lighted mirror in Bedroom 3. All blinds and curtains.

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, 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.