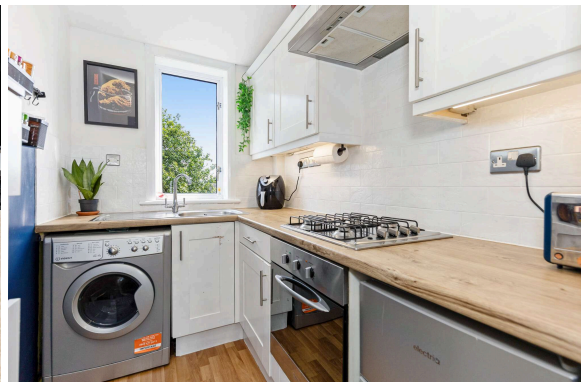




20 Irvine Crescent
BATHGATE | EH48 2QS


warners
solicitors & estate agents



20 Irvine Crescent

BATHGATE | EH48 2QS

Well presented, main door upper flat, located in a sought after and peaceful Bathgate setting close to schooling, transport links, and local amenities. The accommodation comprises of an entrance vestibule to hallway, bright front facing lounge with feature fireplace, fitted kitchen with integrated, and space for, appliances, spacious double bedroom quietly situated to the rear, and a sleek shower-room with mains shower room and vanity sink unit. The property has been tastefully decorated throughout, giving a fresh and contemporary and further benefits from gas central heating, double glazing and attic storage, and externally, a large communal drying green, and unrestricted on street parking.

- Well presented main door upper flat
- Entrance vestibule and hallway
- Bright living room with feature fireplace and surround
- Modern fitted kitchen with integrated, and space for, appliances
- Spacious double bedroom, quietly situated to the rear
- Contemporary shower room with mains shower cubicle
- Gas central heating and double glazing
- Attic storage
- Communal rear garden
- Unrestricted on street parking
- Walking distance to Bathgate town centre
- Bathgate Railway station a short drive

Energy rating D, Council tax band C. There is no factor associated with this property.

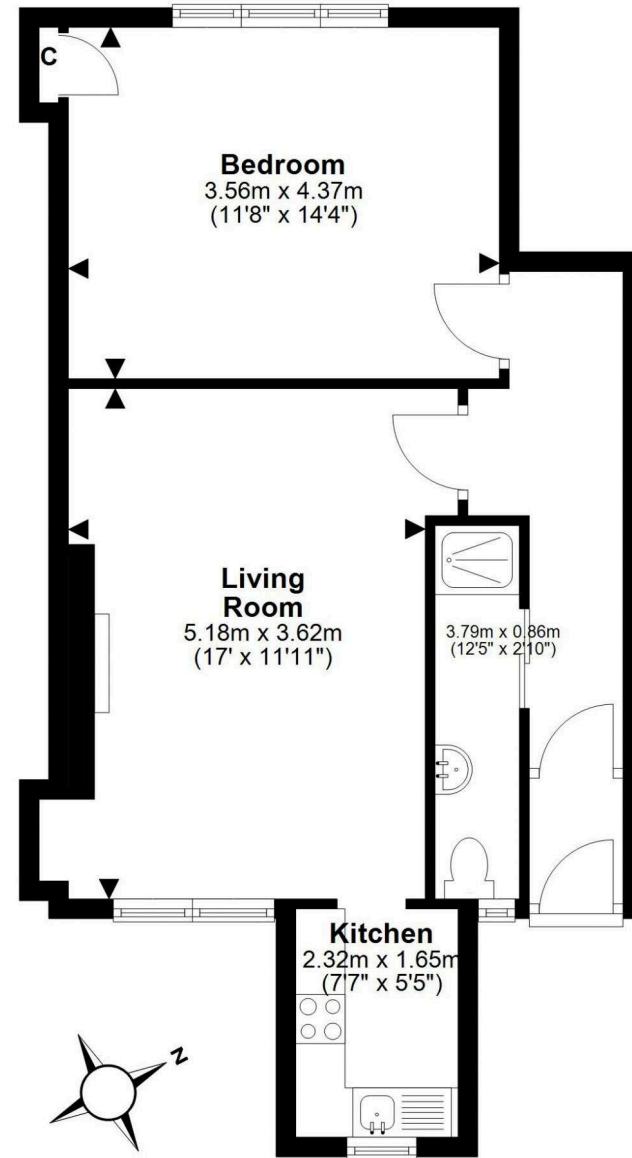
Extras included in this sale will be under counter fridge, washing machine and living room curtains.

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



Bathgate is a well regarded West Lothian town which lies well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tescos and Morrisons have stores within the town. West Lothian offers a wide spectrum of opportunities to its residents. Whilst there remain large areas of agricultural land and open countryside, allowing the enjoyment of many pursuits such as walking, cycling and horse riding, the larger West Lothian towns provide excellent amenities. Nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and McArthur Glen Designer Outlets. Bathgate has its own Golf Club and Beecraigs and Almondell Country Parks 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 Scotland and the central belt.





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.