



## 1 Young Crescent

Bathgate, EH48 2SN

Offers over £154,000



Located within a popular residential pocket of Bathgate that is within easy reach of the town centre amenities and shops, this 2 bedroom end terraced property offers a great choice for buyers looking to take their first step onto the market. Young Crescent is part of an established area of the town and is a short walk to Newland Medical Practice, a primary school and range of parks and woodland walking routes. Bathgate boasts excellent transport links for those commuting for work throughout the central belt, with an M8 junction and train station providing swift travel to Edinburgh and Glasgow. A Morrisons supermarket can be found within 5 minutes walk of the property, whilst a retail park compliments the traditional town centre where a range of cafes, restaurants and independent retailers can be found.





Client Comments

"Its a very quiet street with considerate neighbours and the trees to the front help keep the living room window private. Its a great rear garden enclosed by fencing and the pergola is ideal for drying washing in the rain or a good sun trap in the summer. There is double car parking to the front to get 2 cars off-road. The log burner heats the full house up and has been a great addition to the house."

Description

The property itself is a perfect size for a couple or young family looking for turn-key accommodation to move right in. The living room is a comfortable setting for relaxing after a busy day, with the addition of a log burner to create a cosy atmosphere and allow warm air to flow throughout the property. The modern fitted kitchen includes a range of wall and base storage for everyday needs, with a breakfast bar perfect for daily meals or a morning cuppa. On the upper level are the 2 double bedrooms, well sized for a couple or for a child's room with a creative single bed with storage built in an area within the front room. The bathroom features a 3 piece suite with electric shower mounted over the bath. Gas central heating and double glazing provide additional practical comfort, with a porch entrance from the side ideal for storing shoes and jackets. Externally, the property features a low maintenance front with driveway providing parking for 2 cars off-road. The rear garden is fully enclosed by fencing for good privacy with an artificial lawn allowing a safe space for all the family to enjoy.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 15'3" x 11'8" (4.66m x 3.56m)

Kitchen 11'8" x 7'8" (3.56m x 2.36m)

Bedroom 1 11'8" x 9'7" (3.56m x 2.93m)

Bedroom 2 11'8" x 6'11" (3.56m x 2.13m)

Bathroom 6'2" x 5'5" (1.90m x 1.66m)

Extras

All blinds, light fittings, floor coverings, integrated oven/hob and the washing machine included in the sale. Other items by separate negotiation.

Key Info

Home Report Valuation: £155,000  
Total Floor Area: 54m2 (580 ft2)  
What3words: ///shun.verges.station  
Parking: Driveway  
Heating System: Gas  
Council Tax: C - £1880.75 per year  
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

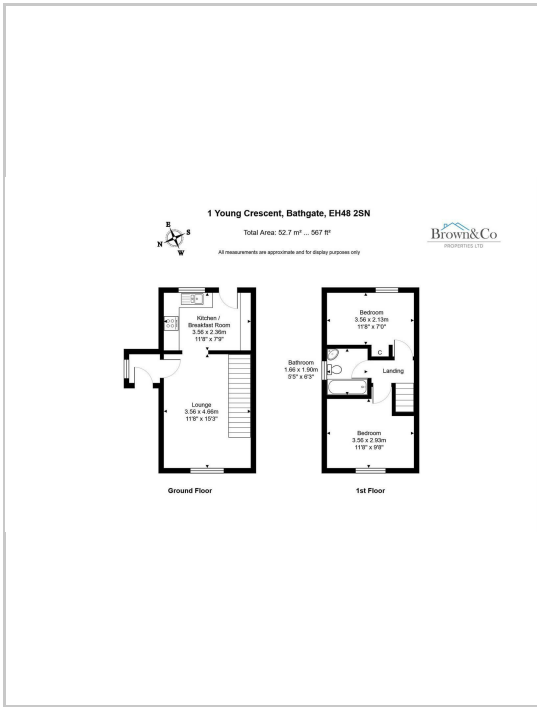
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

