



13 Mill Road
Bathgate EH48 4JJ
Offers Over £275,000

Caesar & Howie
Solicitors & Estate Agents



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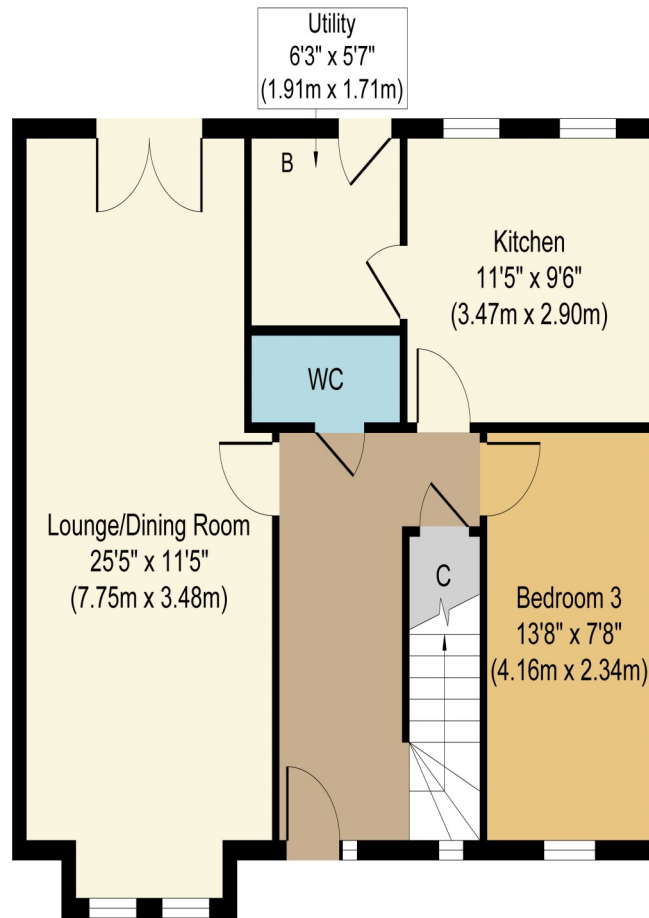
Be quick to view this well presented and individual detached property, with its own character and set in a very central location for town centre and amenities. It provides deceptively spacious and freshly decorated accommodation over ground floor and attic levels, has many attractive features and fully enclosed garden to rear. Further benefits include many extras and a driveway to each side allowing for ample off street parking. Flexible entry is available and the sale is chain free.

- **Entrance hall & W.C.**
- **Spacious lounge/dining room**
- **Fully equipped fitted kitchen**
- **Utility room**
- **Ground floor bedroom**
- **Two further bedrooms (1 en-suite)**
- **Modern shower/wet room**
- **GCH & DG**
- **Attractive gardens**
- **Twin driveway**
- **Council tax Band E**
- **Floor area 94m2**

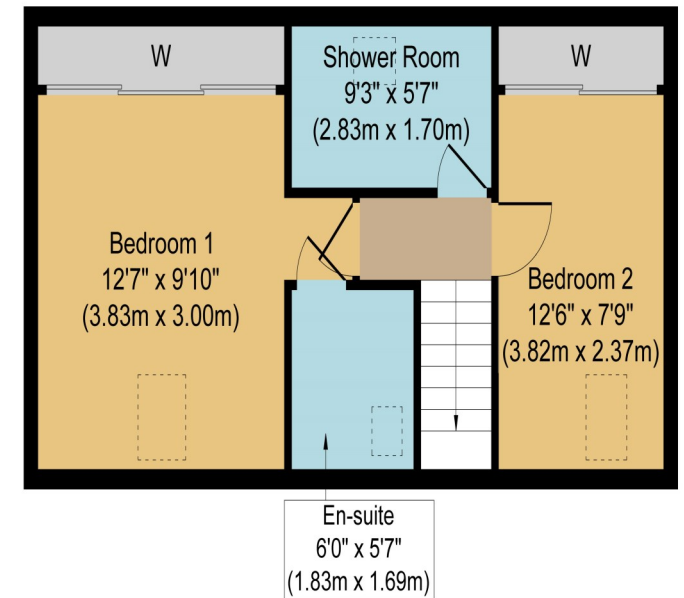




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Ground Floor



Upper Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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