



# 27 Marjory Court, Bathgate

Offers Over £118,000





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

This second floor, two bedroom flat offers spacious and well-appointed accommodation, ideally situated for both the train station and town centre. The property benefits from gas central heating and UPVC double glazing, ensuring comfort and energy efficiency all year round. Upon entering, you are greeted by a welcoming hallway that leads to a generously sized lounge, which provides ample space for both relaxation and entertaining. The kitchen is fully fitted with all appliances included (fridge freezer, oven, hob and washing machine), making it perfect for those who enjoy cooking at home. The principal bedroom is a comfortable double and features its own en-suite shower room for added privacy and convenience, while the second bedroom offers flexibility for use as a guest room, home office or nursery. A family bathroom, fitted with a contemporary suite, serves the rest of the accommodation. Storage needs are well catered for throughout the flat, with built-in cupboards and thoughtfully designed layouts. The property is accessed via a secure communal entrance with intercom system, providing peace of mind for residents. Ample parking to the rear ensures convenience for both homeowners and visitors, a rare advantage in such a central location.

This flat is ideally positioned for commuters, with the train station just a short walk away, offering easy access to surrounding towns and cities. The vibrant town centre, with its selection of shops



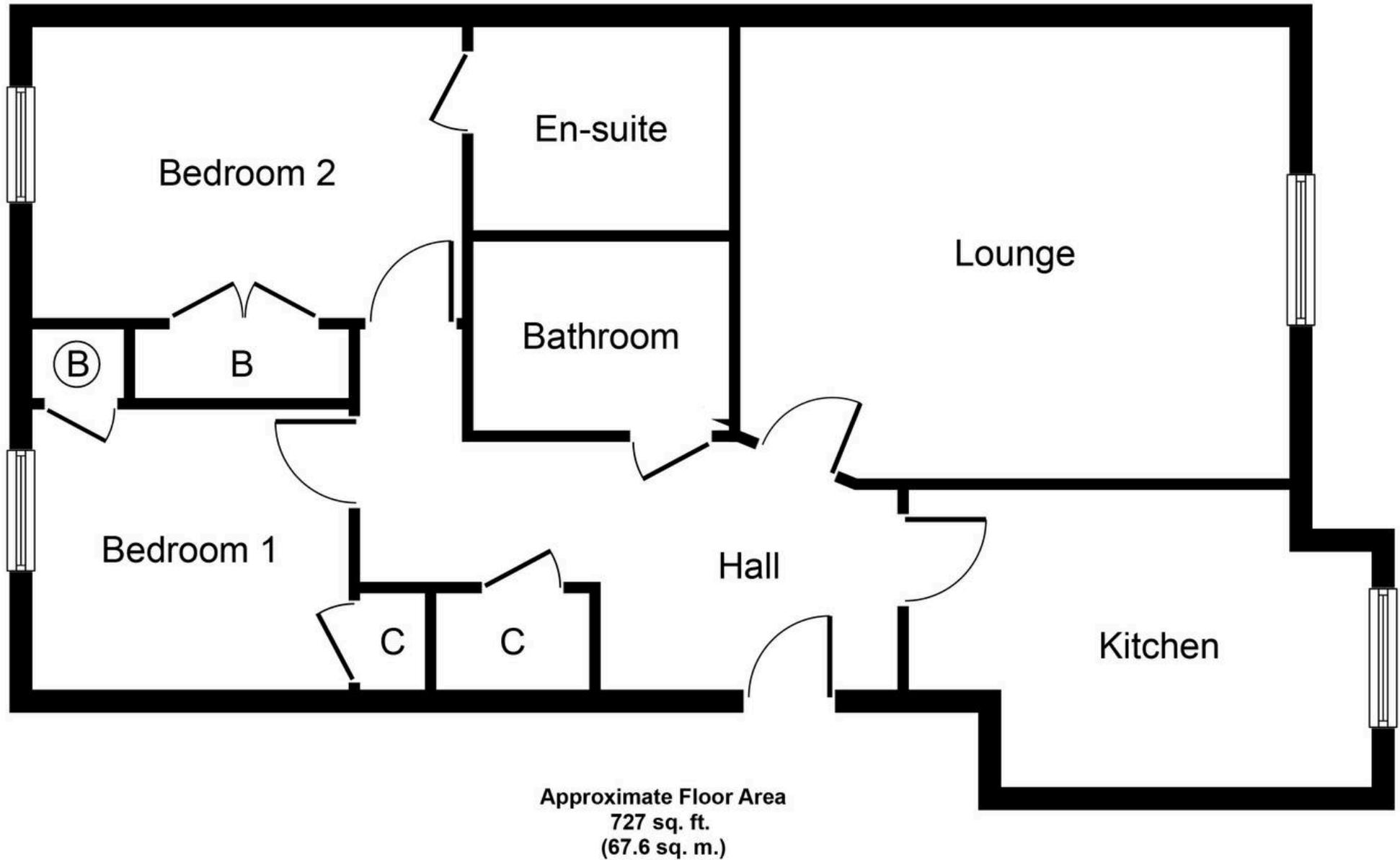


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.



## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

