



35 Andrew Avenue

Bathgate, West Lothian, EH48 1JN

**SNEDDON
MORRISON**
SOLICITORS & ESTATE AGENTS





Property Summary

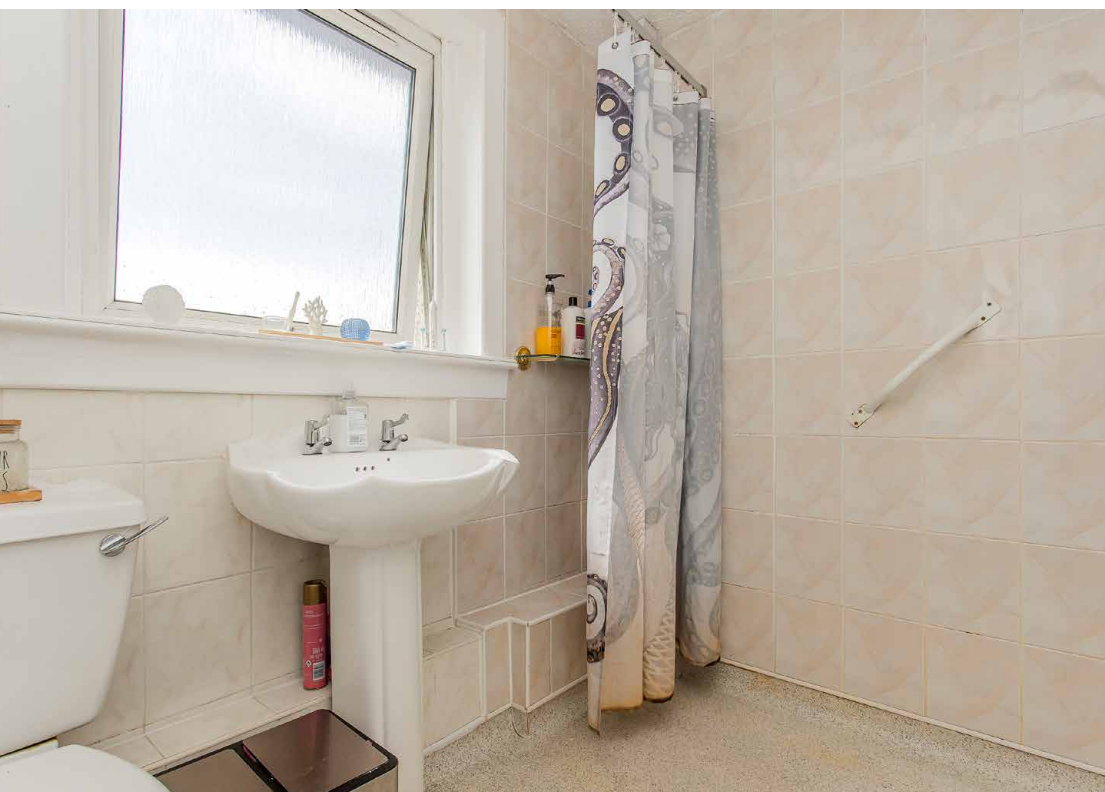
This bright end-terrace home offers spacious, well-planned accommodation, comprising two double bedrooms, a first-floor wet room, a ground-floor WC, and a generous living/dining room with an inviting log burner. The reception room connects to a breakfasting kitchen, which leads through a useful boot room to the enclosed southwest-facing rear garden, landscaped for easy upkeep with gravelled seating areas, a lawn, and a shed. The generous plot also provides a private multi-vehicle driveway. Positioned on the fringes of Bathgate, the home is well suited to professionals, couples, and young families, with schools, supermarkets, rail links, and the M8 all within easy reach.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Property Features

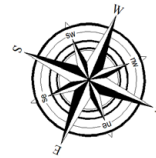
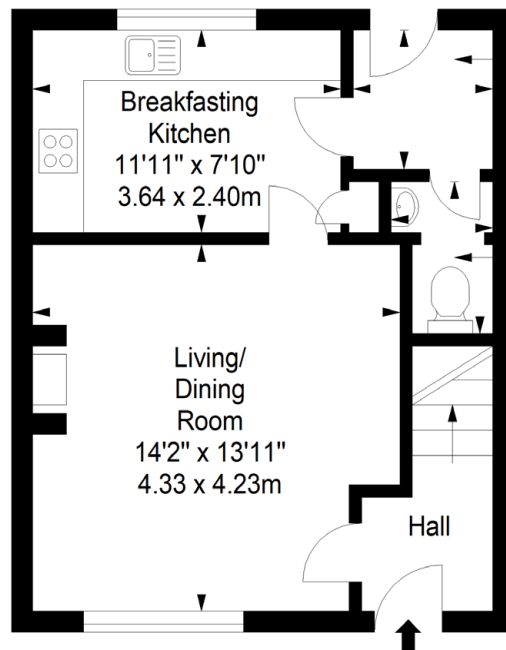
- Bright end-terrace home in a peaceful, well-connected location
- Entrance hall
- Generous living/dining room with an inviting log burner
- Breakfasting kitchen with adjoining boot room and garden access
- Two double bedrooms
- First-floor wet room and ground-floor WC
- Enclosed, low-maintenance southwest-facing garden
- Private multi-vehicle driveway
- Gas central heating and double glazing
- EPC Rating - D



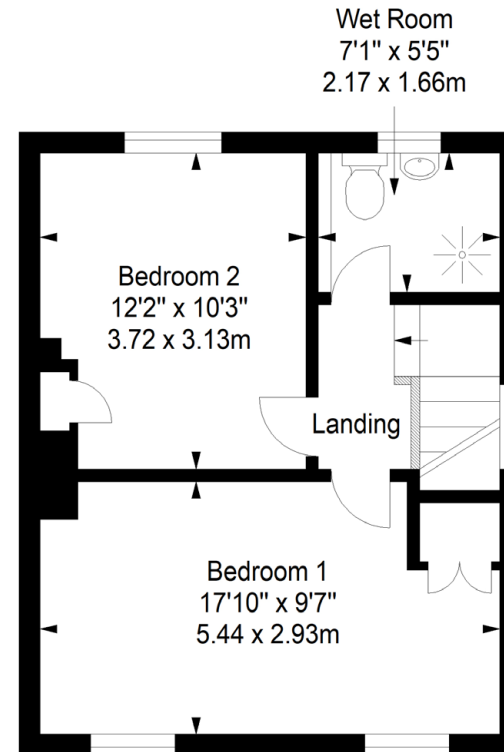


Floorplan

Ground Floor
Approx. 37.6 sq. metres (404.7 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106