



20 Mavis Bank, Bathgate

Offers Over £175,000



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Welcome to Mavis Bank, Bathgate, a beautifully presented two bedroom first floor apartment offering bright, spacious accommodation with a fresh and modern feel throughout. Recently redecorated and complemented by newly fitted carpets, this is a home that feels immediately ready to move into and enjoy. Whether you are a first time buyer, professional, downsizer or looking for an attractive investment opportunity, this apartment offers an excellent combination of space, condition and convenience.

Set within a popular residential development, the property is accessed via an immaculately maintained communal entrance, with stairs leading to the first floor.

Stepping inside, you are welcomed into a bright entrance hallway which gives access to each of the rooms and benefits from two useful storage cupboards, keeping everyday essentials neatly tucked away.

The living room is a particularly lovely space. Bright, generous and easy to furnish, there is plenty of room to create comfortable lounge and dining areas if desired. One of the real highlights is the gorgeous outlook towards the communal gardens and beyond, giving the room a pleasant open feel and providing an attractive backdrop to everyday living.

The kitchen sits separately and is fitted with a good range of wall and base units, complemented by coordinating work surfaces, tiled splashbacks and a sink with drainer. An integrated electric oven and washing machine are included within the sale, with both being relatively recent additions to the property, making this a practical and well equipped space from day one.

Continuing through the apartment, the principal bedroom is wonderfully proportioned, with plenty of room for additional freestanding furniture alongside an exceptionally generous fitted wardrobe, providing fantastic storage without compromising on floor space.



A real feature of the principal bedroom is its recently upgraded en-suite shower room, beautifully finished with a contemporary vanity unit incorporating the wash hand basin and WC. The generous shower enclosure features both a rainfall showerhead and separate handheld attachment, creating a stylish and luxurious finish to the room. Bedroom two is another well sized and versatile room. Ideal as a second double bedroom or guest room, it would equally lend itself beautifully to a home office, dressing room or a combination of uses depending on the needs of its next owner.

Completing the accommodation is the main bathroom, fitted with a three-piece suite comprising a bath with shower attachment, WC and wash hand basin set within a useful vanity unit.

Freshly decorated throughout and finished with recently fitted new carpets, Mavis Bank offers that sought after move in ready feel where much of the work has already been done. With generous room proportions, excellent storage, a modern en-suite and a lovely outlook from the living room, this is a beautifully maintained apartment that combines comfort and practicality in a highly convenient Bathgate location.

Mavis Bank also enjoys an incredibly convenient position within the popular town of Bathgate, perfectly placed for everyday amenities, leisure facilities and excellent transport connections. One of the real advantages of the location is having Bathgate Xcite directly across the road, providing fantastic access to swimming, gym and fitness facilities practically on the doorstep.

Bathgate itself has a thriving town centre with a great selection of independent shops, cafés, restaurants and everyday services, alongside larger supermarkets and leisure facilities. For those who enjoy getting outdoors, the surrounding area offers plenty of opportunities for walking and recreation, with Beecraigs Country Park also within easy reach for woodland trails, open spaces and family days out.

The location is particularly well suited to commuters, with Bathgate Railway Station providing regular rail services towards both Edinburgh and Glasgow. Excellent road connections, including easy access to the M8 motorway, make travelling throughout the central belt equally convenient.

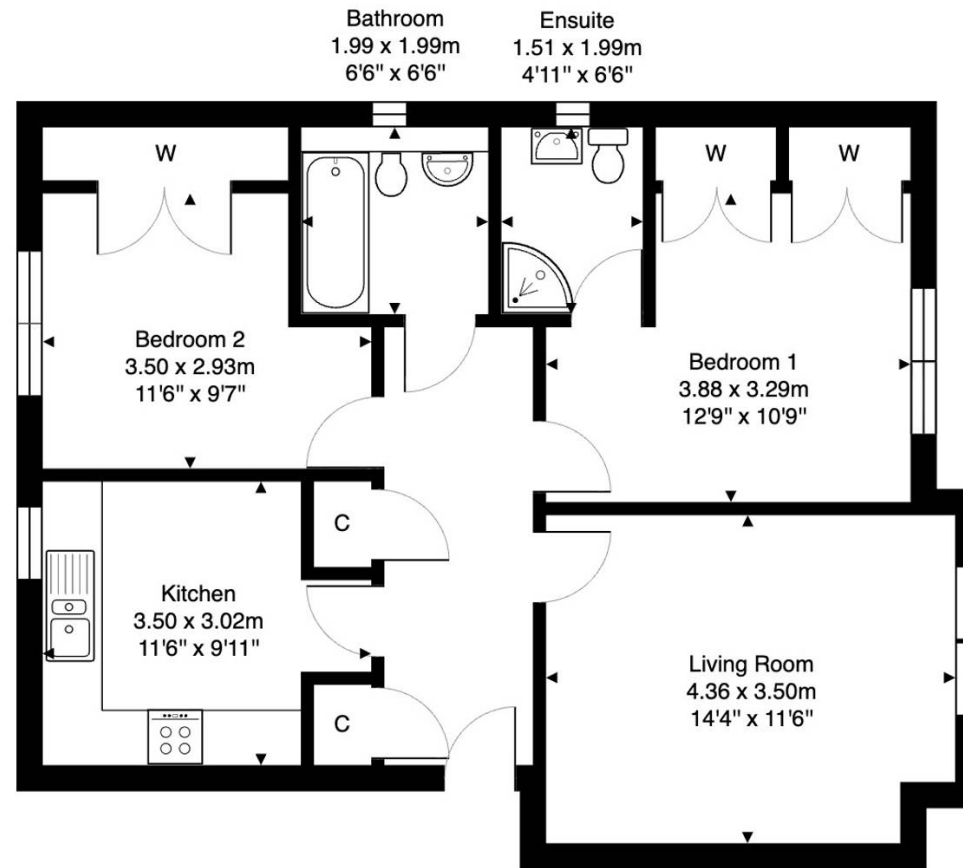
Bathgate also offers a good range of schooling and community facilities, helping to make the area popular with buyers at all stages of life.

With Bathgate Xcite just across the road, the town centre and railway





20 Mavis Bank, Bathgate, EH48 4GZ



First Floor

Total Area: 67.3 m² ... 725 ft²

All measurements are approximate and for display purposes only.



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