



28/5 Waverley Street  
Bathgate EH48 4HZ  
Offers Over £109,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 28/5 Waverley Street, Bathgate EH48 4HZ

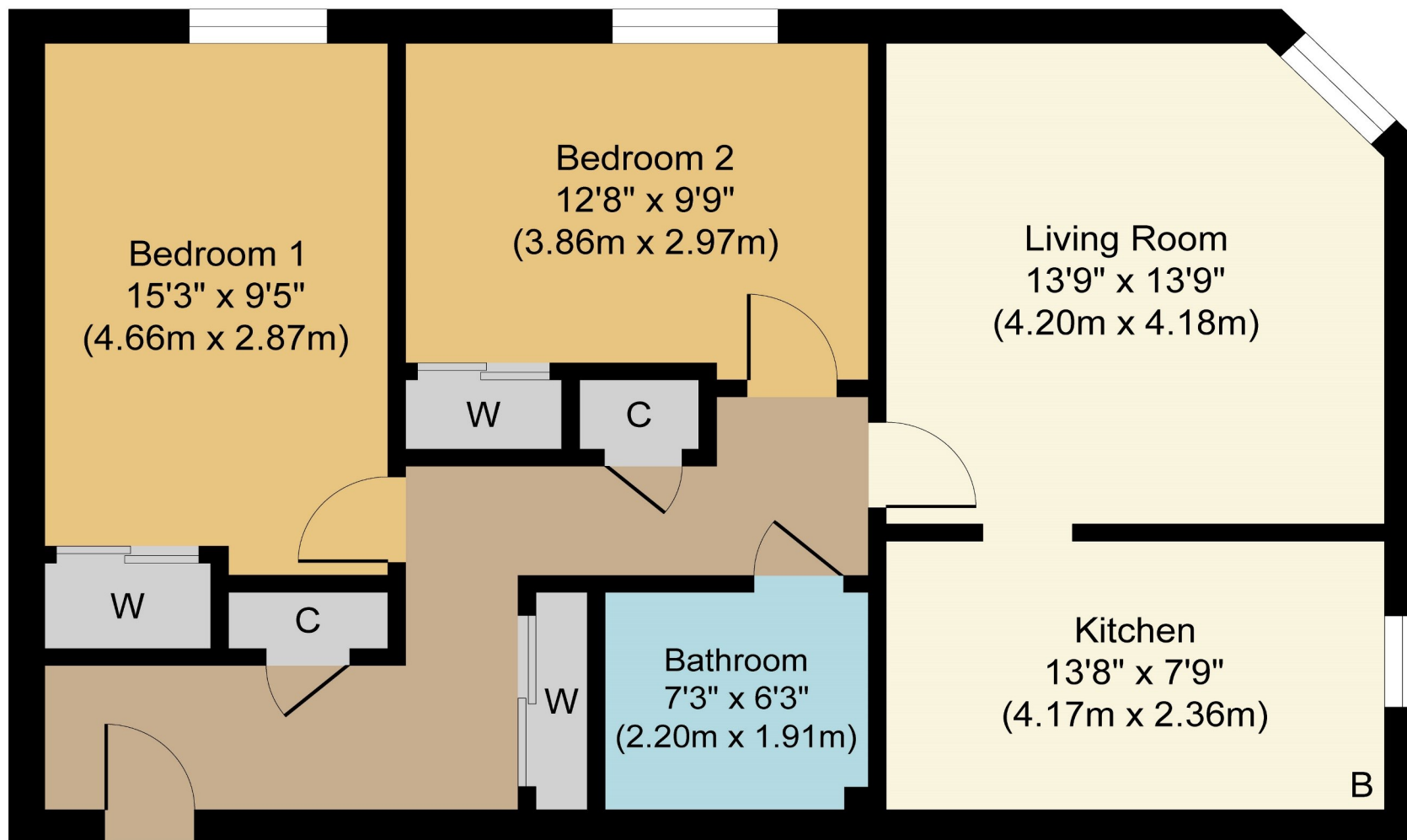
An excellent first time buy, investment property or as a downsize is offered from this very spacious and popular style first floor flat in a very central and sought after location. The flat will benefit from some upgrading, is attractively priced and has the added benefit of gas central heating and great potential. The lounge and kitchen are particularly spacious and both double bedrooms have built-in wardrobes. Communal factored grounds and non allocated parking. The location has easy access to the nearby town centre, shops, schools and most amenities. Flexible/early entry available. Chain free.

- **Communal entrance**
- **Hall/storage**
- **Spacious/bright lounge**
- **Sizable kitchen**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Communal/factored grounds**
- **Non allocated residents parking**
- **Council Tax Band C**
- **Floor area 73 m2**
- **Management fee, Buildings Ins, Stair cleaning & Landscaping fees approx. £200.00 per quarter.**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)



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## First 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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