



14 Pentland Avenue

Bathgate, EH48 1HW

Offers over £155,000



An excellent opportunity for first time buyers or investors is available with this 2 bedroom semi-detached property, located on Pentland Avenue in the Boghall area of Bathgate. Situated within a popular residential area that is especially handy for families or those commuting throughout the central belt, the property is brought to the market with no onward chain, having previously been used as a successful short-term holiday let, offering an opportunity for the new owner to consider this option moving forward. The convenient location is within minutes of the M8 motorway junction, with Bathgate train station found in easy reach within the town centre alongside an impressive choice of shops, cafes, recreational facilities and healthcare.



Description

The property itself is tastefully presented throughout and ready for the new owner to move in with minimal fuss. Two double bedrooms offer space for a couple, young family or to meet home working arrangements, with fitted storage space found to each room to cater for daily needs. A spacious main living room allows for comfortable everyday relaxation, with space for a table to accommodate meals if required. The stylish fitted kitchen to the rear includes a range of storage cabinets and appliances to assist with everyday needs, whilst a separate utility cupboard allows for additional storage space. The family bathroom comprises a contemporary 3 piece white suite, wet wall panels and shower mounted above the bathtub. Gas central heating and double glazing throughout offer further practical comfort. There are garden grounds to the front and rear, with the sloping rear garden including lawn, shrubs and a patio area for enjoying the best of the sunny weather or enjoying alfresco dining.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Lower Hallway 4'6" x 3'7" (1.38m x 1.11m)

Living Room 14'6" x 13'0" (4.43m x 3.98m)

Kitchen 12'1" x 7'4" (3.69m x 2.25m)

Utility Room 7'4" x 5'5" (2.25m x 1.66m)

Upper Hallway 7'1" x 4'11" (2.16m x 1.52m)

Bedroom 1 14'6" x 9'3" (4.42m x 2.84m)

Bedroom 2 6'11" x 5'7" (2.13m x 1.71m)

Bathroom 6'11" x 5'7" (2.13m x 1.71m)

Extras

All items currently within the property can be negotiated as part of the sale if desired.

Key Info

Home Report Valuation: £160,000

Total Floor Area: 70m2 (755 ft2)

What3words: ///contemplate.sloping.grand

Parking: On-Street

Heating System: Gas

Council Tax: Currently Listed On Non-Domestic Valuation Roll

EPC: C

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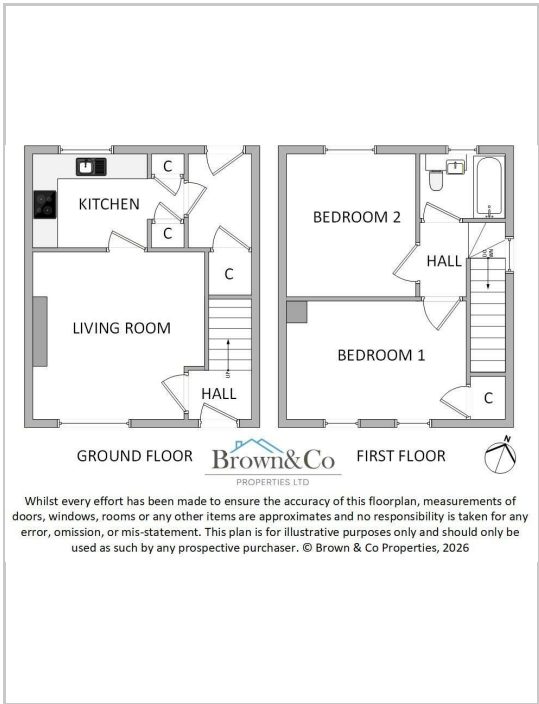
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Area Map



Floor Plans



Energy Efficiency Graph

