



**REMAX**  
Property

70 Lindsay Gardens, Bathgate , EH48 1DU





A well proportioned, three bedroom ground floor flat in the private grounds of Lindsay Gardens, Bathgate. The property is ideally placed to access amenities of the town and is only a small walk to the train station giving access to both Edinburgh and Glasgow.

70 Lindsay Gardens would make an ideal purchase for an individual, couple or investor wishing to stamp their own identity on a good sized home. Karin Mckenzie and REMAX Property are delighted to offer to the market this home in Lindsay Gardens, Bathgate, EH48 1DU.

The home report can be downloaded from the REMAX website.

Freehold property

Factor fees - £1,330.40 per annum

EPC - C

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Bathgate, a popular town in West Lothian, boasts excellent transport links with easy access to the M8 motorway and a well connected train station. Families are well served by reputable schools, at all levels, and nurseries, fostering a nurturing educational environment. Local amenities include a variety of shops, cafes, and parks, catering to diverse needs. Residents enjoy a range of leisure facilities, including sports centres, scenic walking trails and golf course, promoting an active lifestyle. Bathgate strikes the perfect balance between connectivity and community, making it an ideal place to call home.



### Entrance Hallway

Entrance to the building is through a secure glazed door, leading along the carpeted corridor to the wooden door of the property. The décor begins with white painted walls and brown carpets. There are two cupboards for storage found in the hall, one containing the electrical distribution panel and smart meter. There are two ceiling lights and four convenient floor lights, a radiator, an intercom handset, and power points completing this area. The Z-shaped hallway comfortably separates the social and private areas of the property.

### Living Room

12' 10" x 13' 1" (3.91m x 3.99m)

This comfortable and private social space is situated in the corner of the property with two large windows overlooking the rear of the shared gardens of Lindsay Gardens has the potential to become a quiet relaxing retreat. It is decorated with beige carpet to the floor, white painted walls and a feature wall which also has built-on TV and wall cabinets. Two wall lights complement the natural lighting and a large radiator and power points are also provided. The square shape of the room offers a multitude of potential furniture arrangements to suit all needs.







### Kitchen

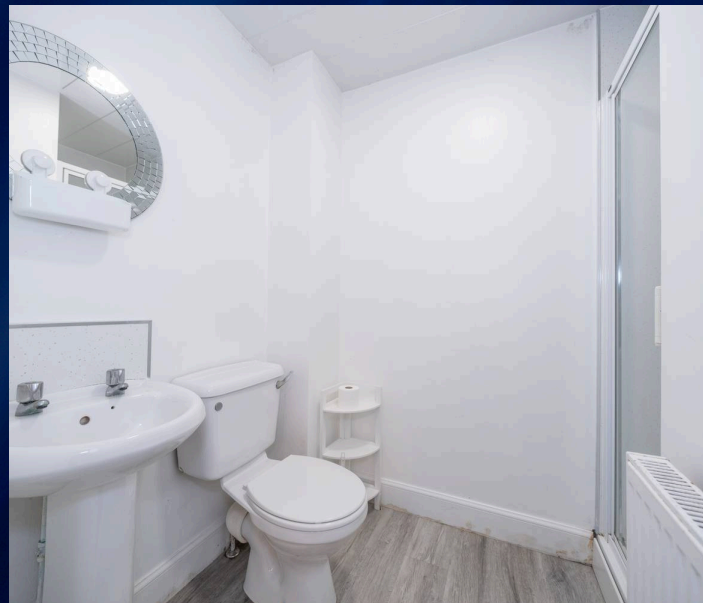
8' 6" x 13' 10" (2.60m x 4.21m)

The practical kitchen has several wall and floor mounted units with grey and wooden frontages which are complemented by grey worktops and tiled splashback. The décor is finished with white painted walls and grey chequered vinyl tiles to the floor. For cooking there is an under counter oven and four ring gas hob, with an overhead extractor hood. These are complemented with a freestanding washing machine, dishwasher and large fridge freezer which will be included in the sale. The sink area comprises a mixer tap over a metal sink with drainer. A southern facing window allows natural light into the room and a centre light further illuminates the space. The recently upgraded boiler is mounted on the external wall and power points complete this room. The Kitchen layout offers the opportunity to develop a comfortable space to entertain.

### Bathroom

6' 2" x 7' 2" (1.88m x 2.19m)

The bathroom features a classic white three piece suite, with a bathtub, a pedestal sink, and a back to wall toilet. The room is decorated with part tiled walls and splashback and grey vinyl tiles to the floor. Light is provided by a recessed central ceiling light. With the provision of a good sized bath, this could become a place for relaxing and enjoying "me time".







### Master Bedroom

9' 5" x 10' 1" (2.87m x 3.07m)

A goodsized bedroom, able to accommodate a king size bed, and other bedroom furniture is mainly finished with white painted walls to give a bright perspective. The large southern window allows in natural light and is complemented by a central ceiling light. The room features two wardrobe cupboards and brown carpeting on the floor. A radiator and power points complete the room.

### En-Suite

5' 3" x 7' 7" (1.61m x 2.31m)

The master bedroom has the added benefit of a personal en-suite shower room featuring a mains shower recess and white toilet and sink with vinyl tiled flooring.

### Bedroom 2

8' 6" x 13' 10" (2.60m x 4.21m)

The delightful eastern facing, second bedroom is finished with white painted walls and brown carpet to the floor. The window allows in natural light and is enhanced by a ceiling light. A wardrobe cupboard, radiator and power points finish off this space. The bedroom could accommodate a double or twin beds to suit the owner's needs.

### Bedroom 3

7' 7" x 9' 7" (2.31m x 2.93m)

The third, also eastern facing bedroom is finished with white painted walls and brown carpet to the floor. And again provided flexible space to meet multiple uses. The natural light is enhanced by two ceiling spotlights and the room also has a wardrobe cupboard. A radiator and power points finish off this space.







FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 69.5 m<sup>2</sup>  
TOTAL: 69.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.