



£108,000 Offers Over

Stuart Terrace, Bathgate

Ground Floor Flat | 2 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Stunning Kitchen
- Two Double Bedrooms
- Spacious Lounge
- Large Garden
- Short Walk to Train Station
- HD Video Tour Available

## Property Description

Well presented throughout, this spacious lower villa is ideally situated for the commuter, and only a short walk from Bathgate town centre. Property Comprises; Entrance Hall, Lounge, Two Double Bedrooms, Kitchen and Shower Room.

## Main Particulars

**Well-presented throughout, this spacious lower villa is ideally situated for the commuter, and only a short walk from Bathgate town centre. Property Comprises: Entrance Hall, Lounge, Two Double Bedrooms, Kitchen and Shower Room.**

### **~~Entrance Hall~~**

**On entering the property a useful vestibule leads on to the main hallway that has been tastefully finished with neutral décor and laminate flooring.**

### **~~Lounge~~**

**The spacious lounge is filled with natural light from a window overlooking the front garden. The flooring is carpeted.**

### **~~Kitchen~~**

**Stunning modern fitted kitchen that has been designed to make the most of the space through thoughtful positioning of cupboards and integrated appliances. The cupboards are grey high gloss with contrasting real wood worktops. Integrated appliances include: Fridge Freezer, Induction Hob, Double Oven, Dishwasher and Washing Machine. The flooring is laminate.**

### **~~Bedroom 1~~**

**Bedroom 1 is a large double overlooking the front of the property. The flooring is carpeted.**

### **~~Bedroom 2~~**

**The second bedroom is again a double, and is currently used as a home office. There are built in mirrored wardrobes, and a window overlooks the rear. The flooring is carpeted.**

### **~~Shower Room~~**

**The shower room is fully tiled and comprises; shower cubicle, basin and w/c**

### **~~Large Cupboard / Utility Room~~**

**Set off the hallway this large cupboard provides ample storage space and is currently utilized as a small utility room.**

**Externally to the front there is an enclosed garden laid to turf. To the rear an extensive rear garden is also laid to turf, with a shed providing external storage.**

**The property benefits from Gas Central heating and Double Glazing throughout, both of which have been upgraded by the current owner.**

**All blinds are included, as well as integrated appliances in the kitchen.**

<b>Vestibule:</b>	<b>1.27m x 1.00m</b>
<b>Hallway:</b>	<b>3.78m x 1.01m</b>
<b>Lounge:</b>	<b>4.28m x 3.94m</b>
<b>Kitchen:</b>	<b>4.27m x 2.85m</b>
<b>Bedroom 1:</b>	<b>4.11m x 3.43m</b>
<b>Bedroom 2:</b>	<b>4.11m x 2.80m</b>
<b>Shower Room:</b>	<b>1.79m x 1.52m</b>

#### Location

Bathgate is a popular town ideally placed for the commute, with easy access to the M8 and the M9 network. The railway station connects to both Edinburgh and Glasgow. The local schools are at Balbardie primary and St Mary's primary. The catchment secondary schools are Bathgate Academy, and St Kentigerns Academy. A well serviced town centre a short walk away.

#### **IMPORTANT NOTE:**

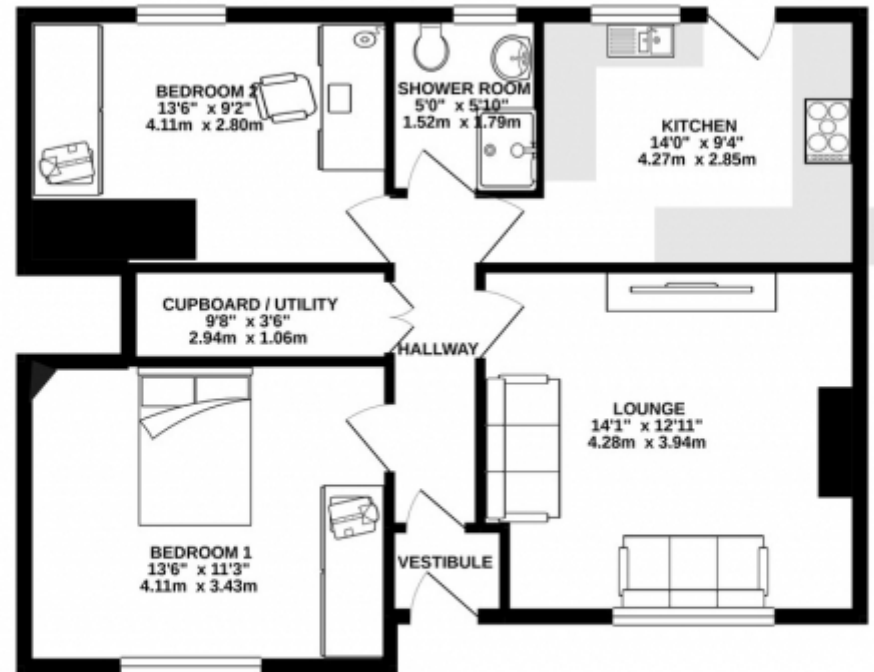
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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