



**8B UNION ROAD  
BATHGATE, EH487 1NS**



**ONE BEDROOM HOUSE**

Stylish refurbished open plan One Bedroomed House situated in the town centre. The property is presented in walk in condition and benefits from a new top of the range shower room with white suite and double shower cubicle with mains shower, double bedroom with walk-in wardrobe, lounge/fitted kitchen/breakfast room with ceramic hob, oven and fridge, utility cupboard, gas central heating with Combi boiler and Scottish Gas Maintenance Contract, and UPVC double glazed windows.

The property is close to the Railway Station which provides a fast and efficient sprinter train link to Edinburgh and in the future to Glasgow.

The West Lothian town of Bathgate is convenient for access to the M8 Edinburgh to Glasgow motorway. The town offers a comprehensive variety of shops including a Tesco Superstore, excellent schools both primary and secondary, banks, building societies and a post office. Excellent health and recreational facilities are available including golf courses, bowling greens, tennis courts, a squash court and swimming pool. Balbardie Sports Centre provides a range of health and fitness activities.

*Accommodation: Hall, Lounge/Fitted Kitchen/Breakfast Room, Double Bedroom/Walk-in Wardrobe, Shower Room/Double Shower Cubicle, Gas Central Heating/Combi Boiler, UPVC Double Glazed Windows, On Street Parking.*

**FIXED PRICE £72,500**

## HALL

Access through UPVC/opaque double glazed door into communal entrance shared with only No 8A. Door to lounge.

## LOUNGE/FITTED KITCHEN/BREAKFAST ROOM 24' X 10'9"



Spacious living room with fitted kitchen/breakfast room off. Two front facing UPVC double glazed windows with fitted micro venetian blinds. Beech effect laminate flooring, two radiators, downlighters, TV aerial socket, telephone point, and smoke detector. The kitchen area is fitted with stylish base and wall mounted units, glazed display units with downlighters, drawers, ceramic hob, stainless steel splashback, electric fan assisted oven, chimney style extractor fan, stainless steel sink, side drainer and mixer tap, and complementary worktops with tiling above including breakfast bar and four stools. The built-in fridge is included in the sale but is not warranted. Door to utility cupboard with plumbed for washing machine and housing electric switchgear.

## STAIRCASE

Curved staircase with attractive balustrade, feature glass block and new fitted carpet leading to bedroom.

## DOUBLE BEDROOM 12'8" X 9'10"



Superb mezzanine level double bedroom with front facing UPVC double glazed window with fitted micro venetian blind. New quality cherry effect laminate flooring. Doors off to shower room and walk-in wardrobe with shelf and hanging rail, and wall mounted Combi boiler. Radiator, downlighters, and smoke detector.

## SHOWER ROOM



New fully tiled with Victor Paris tiling including floor and fitted with top of the range white suite incorporating Italian wash basin with fitted glass shelves below and inset flush WC, and ZONE double shower cubicle with ShowerForce thermostatic mixer shower. Chrome towel radiator, bathroom mirror and fittings, 3-way stainless steel spotlights, and extractor fan.

## VIEWING

By appointment with KW Law Property Department on 01506 412112, Mobile on 07715 051875 or E-mail: [pdl@kwlaw.co.uk](mailto:pdl@kwlaw.co.uk)

## OFFERS

Offers are invited and should be submitted to:

---

---

**KW Law  
Torrison House,  
Civic Square,  
Almondvale Boulevard,  
Livingston,  
EH54 6QY**

**Tel: (01506) 412112 Fax: (01506) 416116  
E-mail address: [pdl@kwlaw.co.uk](mailto:pdl@kwlaw.co.uk)**

---

---

*These particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.*

*None of the items included in the sale of a working or running nature have been tested and no warranties are given as to their condition.*

*All measurements have been taken with a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.*

## HOUSE TO SELL?

Why not contact our Property Manager, Mrs Pam Leith who would be delighted to call and give you a valuation on your present home together with a free no obligation written estimate.