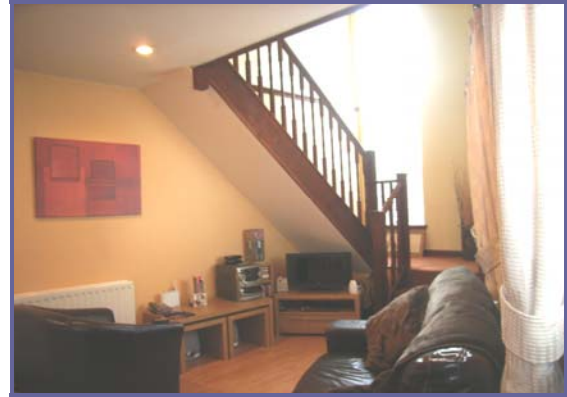




**8B UNION ROAD
BATHGATE, EH48 1NS**



END TERRACED VILLA

Excellent opportunity to purchase a modern open plan one bedroom house situated in the town centre. The property is in walk in condition and benefits from a shower room with white suite and double shower cubicle with mains shower, double bedroom, lounge/fitted kitchen/breakfast room with ceramic hob, oven and fridge, large storage cupboard, gas central heating with Combi boiler 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. As the property is in the centre of the town there is easy access to numerous bars and restaurants.

The 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 and swimming pool. Balbardie Sports Centre provides a range of health and fitness activities.

Accommodation: Hall, Lounge/Fitted Kitchen/Breakfast Room, Double Bedroom/large storage cupboard, Shower Room/Double Shower Cubicle, Gas Central Heating/Combi Boiler, UPVC Double Glazed Windows, On Street Parking.

FIXED PRICE £69,995

HALL

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

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 base and wall mounted units, glazed display units with downlighters, drawers, ceramic hob, stainless steel splashback, electric fan assisted oven, 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 large storage cupboard which is plumbed for washing machine. Housing electric switchgear.

STAIRCASE

Curved staircase with attractive balustrade, feature glass blocks creating lots of light into the lounge and staircase. Fitted carpet leading to bedroom.

DOUBLE BEDROOM 12'8" X 9'10"



Open plan double bedroom with front facing UPVC double glazed window with fitted micro venetian blind. Cherry effect laminate flooring. Doors off to shower room and large storage cupboard with shelf and hanging rail, and wall mounted Combi boiler. Radiator, downlighters, and smoke detector.

SHOWER ROOM



Fully tiled shower room with white suite incorporating sink with fitted glass shelves below and inset flush WC, and double shower cubicle. Heated towel rail, bathroom mirror and fittings, 3-way stainless steel spotlights, and extractor fan.

VIEWING

By appointment with KW Law Property Department on 01506 412112 9am – 5pm Mon- Fri or 0141 5724383 5pm -9pm Mon – Fri and Sat or Sun 10am – 4pm or E-mail: property@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

KW Law
Torridon House,
Civic Square,
Almondvale Boulevard,
Livingston,
EH54 6QY
LP 1, Livingston
Tel: (01506) 412112 Fax: (01506) 416116
E-mail address: property@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 Department to arrange an appointment to attend at your property to provide you with a Valuation and a free no obligation written estimate.