



**94 WHITESIDE
BATHGATE, EH48 2RG**



LOWER VILLA FLAT

Spacious Lower Villa Flat situated on the edge of Whiteside offering extensive views over open countryside. The stylish accommodation comprises lounge, fitted kitchen, three double bedrooms, bathroom, gas central heating, UPVC double glazing, gardens to front and rear laid to grass, garden hut, and off street parking.

The property is ideally situated for the Railway Station which provides a fast and efficient sprinter train link to Edinburgh and, in the near future, to Glasgow. The property is near to the new Health Centre and Town Centre. There are excellent primary and nursery schools nearby. Bathgate Academy and Tesco Superstore are a short drive away.

The thriving 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, restaurants, excellent schools both primary and secondary, banks, and building societies. 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, 3 Double Bedrooms, Bathroom, Gas Central Heating, UPVC Double Glazing, Gardens to Front and Rear, Garden Hut, Off Street Parking.

FIXED PRICE £98,000

HALL

Access through UPVC door with leaded opaque double glazed insets. Doors to two of the bedrooms, storage cupboard and glazed door to lounge. Light oak effect laminate flooring. Radiator, central heating thermostat, smoke detector, and light fitting.

LOUNGE 12'4" X 8'10"



Stylish lounge with UPVC double glazed window with vertical blinds offering views over open countryside. Door to bedroom 1. Fire surround with marble inset and hearth, and gas fire. Beech effect laminate flooring, TV aerial socket.

FITTED KITCHEN 10' X 6'



Fitted with beech effect base and wall mounted units, drawers, stainless steel sink, side drainer and mixer tap, stainless steel gas hob, electric fan assisted oven and chimney style extractor hood, and complementary worktops with tiling above. Door to cupboard housing hot water tank and central heating programmer with shelf above. Laminate floor tiles, plumbing for washing machine, and 4-way tracked lighting.

BEDROOM 1 11' X 10'2"



Superb double bedroom with front facing UPVC double glazed window and vertical blind. Beech effect laminate flooring, radiator.

BEDROOM 2 11' X 10'

Another double bedroom with front facing UPVC double glazed window with vertical blind. Cupboard with shelf and coat hooks. Fitted carpet, Radiator.

BEDROOM 3 11' X 11'

Another double bedroom with front facing UPVC double glazed window with vertical blind. Cherry effect laminate flooring, radiator.

BATHROOM

Fitted with white three piece suite incorporating low flush WC, pedestal wash hand basin and matching bath with mixer tap shower attachment and glazed screen over. Tiled on three walls. Opaque UPVC double glazed window. Ceramic tiled floor, radiator.

GARDENS

Garden to front and rear laid to grass with off street parking to front. Garden hut.

VIEWING

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

OFFERS

Offers are invited and should be submitted to:

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

Tel: (01506) 412112 Fax: (01506) 416116

E-mail address: 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.