

# 43 Waverley Street, Bathgate, EH48 4HX



Spacious three bedroom upper cottage flat with a driveway to the side and communal garden to the rear, spacious room sizes, and a very affordable price this flat will no doubt prove to be an excellent first time buy or buy to let opportunity.

Situated within walking distance of Bathgate Town Centre the property comprises of stairs leading to the vestibule, reception, bright spacious lounge, fitted kitchen, three double bedrooms and family bathroom. The property benefits from Gas Central Heating and Double Glazing.

Externally there is a driveway providing off street parking for two cars to the side of the property. Rear garden is laid to lawn.

The property benefits from being situated near Bathgate Town Centre where you will find a range of shops to cover everyday needs. Here, you will also find the public library, health centre and nearby sports centre. Public transport from Bathgate is good, with regular bus and rail services to Edinburgh and Glasgow city centre. There is easy access from this area to the M8 Edinburgh to Glasgow motorway and also the surrounding area of Livingston.

**VIEWING IS HIGHLY RECOMMENDED**

**Offers Over  
£79,995**

**Ref No.  
NWN43**



### Vestibule

Accessed at the top of the stairs, carpet flooring, storage cupboard, glaze doorway into reception hall.

### Reception Hallway

Access to lounge, three double bedrooms and family bathroom. Kitchen accessed via the lounge. Windows to side and rear of the property. Radiator and carpet.

### Lounge

**15'5 x 12'1 (4.71m x 3.68m)**

The bright and spacious lounge has a window overlooking the front of the property allowing lots of natural light into this room. Feature electric fire and surround, wall radiator, shelved alcove, power points telephone point and Laminate flooring.

### Kitchen

**9'11 x 6'8 (3.20m x 2.02m)**

The kitchen is fitted with a good range of wall and base units. Window to front, tiled splash back and vinyl flooring. Electric cooker, fridge, freezer and washing machine can be left as a gesture of goodwill.



### Master Bedroom

**11'11 x 9' (3.64m x 2.75m)**

Spacious double bedroom with window to the rear of the property. Power points, radiator and fitted carpet.

### Bedroom Two

**11'7 x 11'0 (3.52m x 3.35m)**

Bedroom two is another double bedroom with window to the front, power points, telephone point and fitted carpet.

### Bedroom Three

**11'6 x 8'9 (3.64m x 2.75m)**

Double bedroom overlooking the front. Shelved alcove, power points, radiator and carpeted flooring.

### Family Bathroom

Bathroom has a three piece white suite comprising of bath, wash hand basin and WC. Window to the rear of the property, Respatex wall panelling, radiator and vinyl flooring.

### Other

Externally there is a driveway providing off street parking for two cars to the side of the property. Rear garden is laid to lawn.

## VIEWING IS HIGHLY RECOMMENDED

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

### OFFERS

All offers should be submitted to:

**Newman Properties**

**32 -34 King Street**

**Bathgate**

**EH48 1AX**

Telephone 01506 635800, Fax 01506 657465

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING?

To arrange your **FREE MARKET VALUATION**, simply call Newman Properties on 01506 635800.



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Call Newman Properties on 01506 635800

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