

53 Dundas Street, Bathgate, EH48 4AT



Extremely spacious three bedroom upper flat located in central location and within easy walking distance to Bathgate town centre and all amenities.

The generous accommodation is the perfect 1st time buy or rental opportunity and can be left furnished if required. Hard wired smoke and heat detectors have been installed and all the necessary buy to let safety certificates (including EICR and Gas Safety Cert) are in place.

The property comprises of vestibule with staircase to upper hall, front facing lounge, fitted kitchen, three generous bedrooms, shower room and family bathroom. The property benefits from Gas Central Heating and Double Glazing.

Externally the side garden is laid to lawn with a garden shed and a driveway providing excellent off street parking.

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

OIRO
£84,995

Ref No.
NWN53



Hallway

The hall provides access to the lounge, kitchen, three bedrooms, shower room and family bathroom. Radiator, shelved storage cupboard and fitted carpet.

Shower Room

The shower room is fitted with a white suite comprising of corner shower, wash hand basin and WC. Window to front and rear, chrome towel rail, a handy shelved cupboard and vinyl flooring.

Lounge 15'5 x 12'6 (4.71m x 3.81m)

The bright and spacious lounge has a window overlooking the front of the property allowing lots of natural light into this room. Gas fire, telephone point and laminate flooring.

Kitchen 11'3 x 5'10 (3.42m x 1.77m)

The kitchen is fitted with a good range of wall and base units. Gas hob, electric oven and extractor fan, ceramic sink and drainer, tiled splash back, rear window and tiled floor. The washing machine and fridge/freezer will be left as gesture of goodwill by owner.



Master Bedroom

13'5 x 10'3 (4.08m x 3.12m)

Spacious double bedroom with window to the front of the property. Storage cupboard, single wardrobe, power points, radiator and laminate flooring.

Bedroom Two

13'4 x 10'5 (4.08m x 3.2m)

Bedroom two is another double bedroom with window to the front, radiator and laminate flooring.

Bedroom Three

11'11 x 7'6 (3.64m x 2.29m)

Bedroom three has window to rear, radiator and laminate flooring.

Family Bathroom

Bathroom has white suite comprising of bath, wash hand basin. Window to the rear of the property, part tiled walls, radiator and vinyl flooring.

Other

Externally the side garden is laid to lawn with a garden shed and a driveway providing excellent off street parking.

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

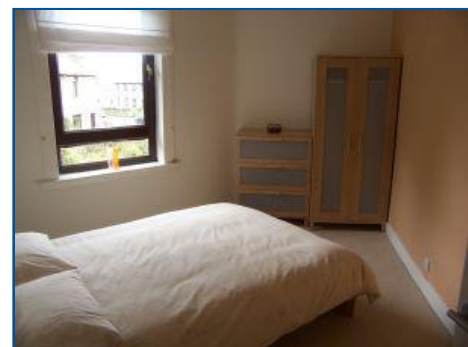
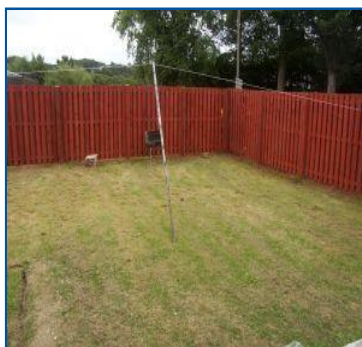
Telephone 01506 635800, Fax 01506 657465

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

• Newman Properties • 32-34 King Street, Bathgate, EH48 1AX • T: 01506 635800 • F: 01506 657465
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