



31 Newlands Court, Bathgate, EH48 2GD



This spacious ground floor apartment is fantastically located within a short walking distance to Bathgate Town Centre.

With neutral décor throughout the property comprises of reception hall, spacious front facing lounge, modern fitted kitchen, two bright and spacious double bedrooms (master en suite) and family bathroom. The property is encompassed by well-maintained communal gardens and benefits from secure entry system, double glazing, gas central heating and an allocated 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 there is a service every half an hour with the journey into Edinburgh Waverley taking approximately thirty minutes. There is easy access from this area to the M8 Edinburgh to Glasgow

**EARLY VIEWING OF THE PROPERTY
IS HIGHLY RECOMMENDED**

**Offers Over
£99,950**

**Ref:
NWNNC31**



Reception Hall

The reception hall is accessed via solid wood door and provides access to all accommodation. Radiator, door entry system, smoke detector and carpeted flooring.

Lounge

13'1 x 11'3 (3.99m x 3.43m)

Spacious lounge situated to the front of the property. Carpet, radiator, TV point and telephone point. Smoke detector and coving.

Kitchen

9'8 x 8'5 (2.95m x 2.57m)

Modern fitted kitchen with a good range of all and base units and contrasting worktop, gas, hob, electric oven and extractor fan, integrated fridge freezer, stainless steel sink and drainer tiled splash back and window to rear.

Master Bedroom

11'8 x 9'5 (3.56m x 2.87m)

This bright and airy master bedroom overlooks the rear of the property. Fitted wardrobe with shelf and hanging rail, radiator, power points and TV point. Flooring is carpet.



En-Suite

Fitted with a white three piece suite comprising of wash hand basin, shower enclosure and WC. Opaque window to rear, radiator and vinyl flooring.

Bedroom Two

9'9 x 8'11 (2.97m x 2.72)

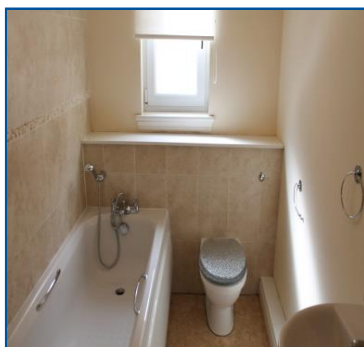
Another good sized bedroom with window to the front. Radiator, built in wardrobe with shelf and hanging rail. Carpeted floor.

Family Bathroom

The family bathroom is fitted with a white three piece suite comprising of bath, wash hand basin and WC. Part tiled walls, window to rear, radiator, extractor fan, radiator and vinyl flooring

Other

The property is encompassed by well-maintained communal gardens and benefits from secure entry system, double glazing, gas central heating and an allocated parking.



VIEWING IS HIGHLY RECOMMENDED

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 TODAY**

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Call Newman Properties on 01506 635800

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