

91 Marina Road, Bathgate, EH48 1TA



This smart three bedroom end terraced property has been carefully restyled and remodelled to create a stylish home perfectly equipped for modern family life.

Boasting spacious rooms and a light contemporary décor throughout the accommodation comprises of a welcoming reception hall, bright spacious open plan lounge / diner where patio doors seamlessly connect the interior to the sunny south facing rear garden, sleek high gloss kitchen provides ample space for dining table & chairs, handy downstairs WC, upper hall leading to the three bedrooms and a newly installed luxurious family bathroom. The property benefits from Gas Central Heating and Double Glazing.

Externally there are gardens to the front and rear of the property. The front garden is chipped and has the potential for driveway which would provide excellent off street parking. The South facing rear garden is the perfect sun trap for hosting summer barbecues, dining al fresco or to simply relax and bask in the sunshine.

The property is perfectly situated for excellent commuting and public transport links and benefits from being situated near Bathgate Town Centre where you will find a range of shops to cover every day 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
£104,995**

**Ref No.
NWNMR91**



Reception Hall

This welcoming reception has carpeted staircases to upper and lower, window to side, radiator and carpet.

Lounge / Diner

20'04 x 10'2 (6.21m x 3.10m)

This bright and spacious open plan lounge / diner has patio doors seamlessly connecting the interior to the exterior. Window to front, radiator, cupboard and fitted carpet

Kitchen / Diner

18'00 x 10'0 (5.50m x 3.04m)

The kitchen / diner provides ample space for table and chairs and has been newly fitted with a sleek contemporary high gloss kitchen complimented by the contrasting worktop. Stainless steel sink and drainer, integrated fridge / freezer, oven, electric hob and extractor fan, window to front and rear, radiator and vinyl flooring.

Upper Hall

The upper landing is carpeted and gives access to the bedrooms and family bathroom. Two cupboards, radiator and smoke detector.

Master Bedroom

12'06 x 10'01 (3.82m x 3.07m)

This bright generous master bedroom has window to the rear of the property, radiator and fitted carpet.



Bedroom Two

12'03 x 10'02 (3.73m x 3.09m)

Bedroom Two is another good sized double bedroom again with window to rear, radiator and fitted carpet.

Bedroom Three

13'08 x 7'00 (4.16m x 2.14m)

Bedroom three has dual aspect windows, radiator and fitted carpet.

Family Bathroom

The newly installed family bathroom comprises of a luxurious white three piece suite comprising of bath with over bath rainfall shower, wash hand basin and WC. Complimentary tiles, chrome towel rail, down lights and tiled floor.

Garden

Externally there are gardens to the front and rear of the property. The front garden is tiered with a lush green lawn and driveway under construction. Rear garden has a wonderful open outlook is laid to lawn with paved patio and garden shed.

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

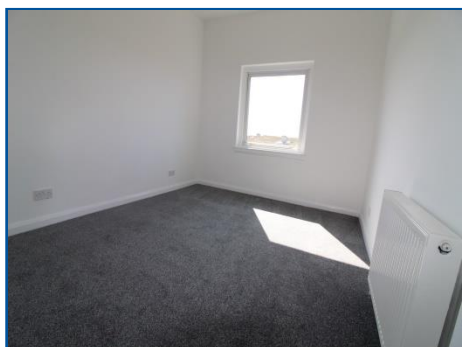
INTEREST

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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Newman Properties on 01506 635800

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