



## 6 Birniehill Road, Bathgate, EH48 2RP



Situated in a popular residential estate this two bedroom mid terraced with its generous room sizes and excellent garden is the perfect family starter home.

The property comprises of reception vestibule, spacious lounge, good sized kitchen, upper hall, two double bedrooms and family bathroom. The property benefits from Gas Central heating and Double Glazing.

Externally there are gardens to the front and rear of the property. Front garden is enclosed and has a paved patio and chipped area for low maintenance, Rear garden is fully fenced and has a paved patio, lawn area and mature shrubbery. Garden shed will be included.

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 motorway and also the surrounding area of Livingston.

### VIEWING IS HIGHLY RECOMMENDED

Offers Over  
£114,995

Ref No.  
NWNBRB6



### Reception Hallway

Enter property via UPVC door into reception vestibule. Carpeted staircase to upper hallway. Flooring is laminate.

### Lounge

Spacious lounge with window overlooking the front of the property. Focal electric fire and surround, radiator and access to the kitchen. Flooring is carpet.

### Kitchen

This kitchen is fitted with a good range of wall and base units complimented by a contrasting worktop, stainless steel sink and drainer, electric cooker with hob grill and oven, radiator, window to the rear, under stair storage cupboard and door to rear garden. Flooring is vinyl.

### Upper Hallway

Access to the two bedrooms and family bathroom is provided from the upper hall. Flooring is carpet.



### Master Bedroom

This bright and airy master bedroom has a window to the front of the property. Radiator, fitted mirror wardrobes with shelves and hanging rail. Flooring is laminate.

### Bedroom Two

Another good sized double bedroom with a window overlooking the rear garden. Radiator and laminate flooring.

### Family Shower room

Two piece white suite comprising of wash hand basin and WC. Separate shower enclosure, chrome heated towel rail, opaque window to the rear of the property, tiled walls and flooring is vinyl.

### Other

Externally there are gardens to the front and rear of the property. Front garden is enclosed and has a paved patio and chipped area for low maintenance. Rear garden is fully fenced and has a paved patio, lawn area and mature shrubbery. Garden shed will be included.

## EARLY VIEWING OF THIS PROPERTY 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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**Newman Properties on 01506 635800**

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