



- Spacious Lounge
- Double Bedroom
- Ample Parking
- Ideal First Time Buy
- Ideal BTL Investment
- Well Placed For Commuting

### **Alba Property View ...**

*Ideal 1st time property. Well placed for commuting. Ideal BTL investment. 2nd floor. Private Parking*

**56 Hope Park Gardens, Bathgate,  
West Lothian, EH48 2QU**

**Fixed Price £82,000**



Alba Property are pleased to offer to the market this second floor, one bedroom flat situated in the popular Hope Park Gardens area in Bathgate. The property features a well proportioned main lounge, kitchen, double bedroom and a bathroom. A private car park is on offer to the side with a bin store at the rear. This property would suit a first time buyer or a BTL investor.

### Accommodation

#### Entrance Hall

The entrance hall gives access to all the accommodation. Carpet. Ceiling light. Upgraded highly efficient and energy saving radiator. There is a large built in cupboard providing storage space and housing the water tank.

#### Lounge 14' 6" x 10' 0" (4.42m x 3.06m)

The lovely bright lounge has a West facing window which allows an abundance of natural light into the room. Ceiling light. Upgraded highly efficient, energy saving radiator. Focal point electric fire with surround. Laminate flooring.

#### Kitchen 8' 0" x 7' 0" (2.44m x 2.14m)

The kitchen has been fitted with a range of base and wall units with contrasting work surface over. Inset sink with mixer tap and drainer. Space for washing machine, cooker and fridge/freezer. Laminate flooring. Ceiling light. South facing window.





**Bathroom** 8' 0" x 5' 0" (2.44m x 1.53m)

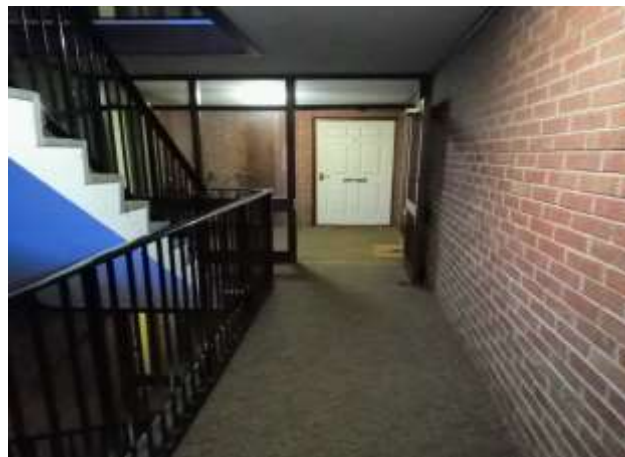
The bathroom comprises: pedestal wash hand basin, push button WC and bath with electric shower over. Tiling to the walls. Laminate flooring. Ceiling light. South facing opaque window. Wall mounted electric heater.

**Bedroom** 10' 0" x 13' 1" (3.06m x 4.0m)

The spacious bedroom has an East facing window overlooking the private car park. Carpet. Ceiling light. Electric radiator. The room benefits from built in over the bed storage.

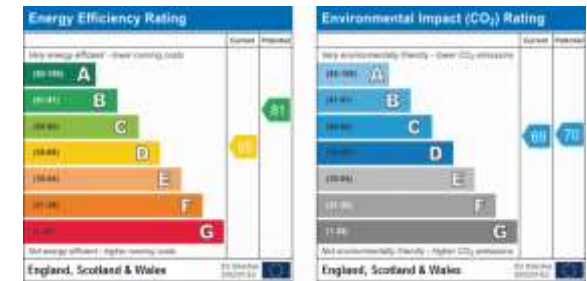
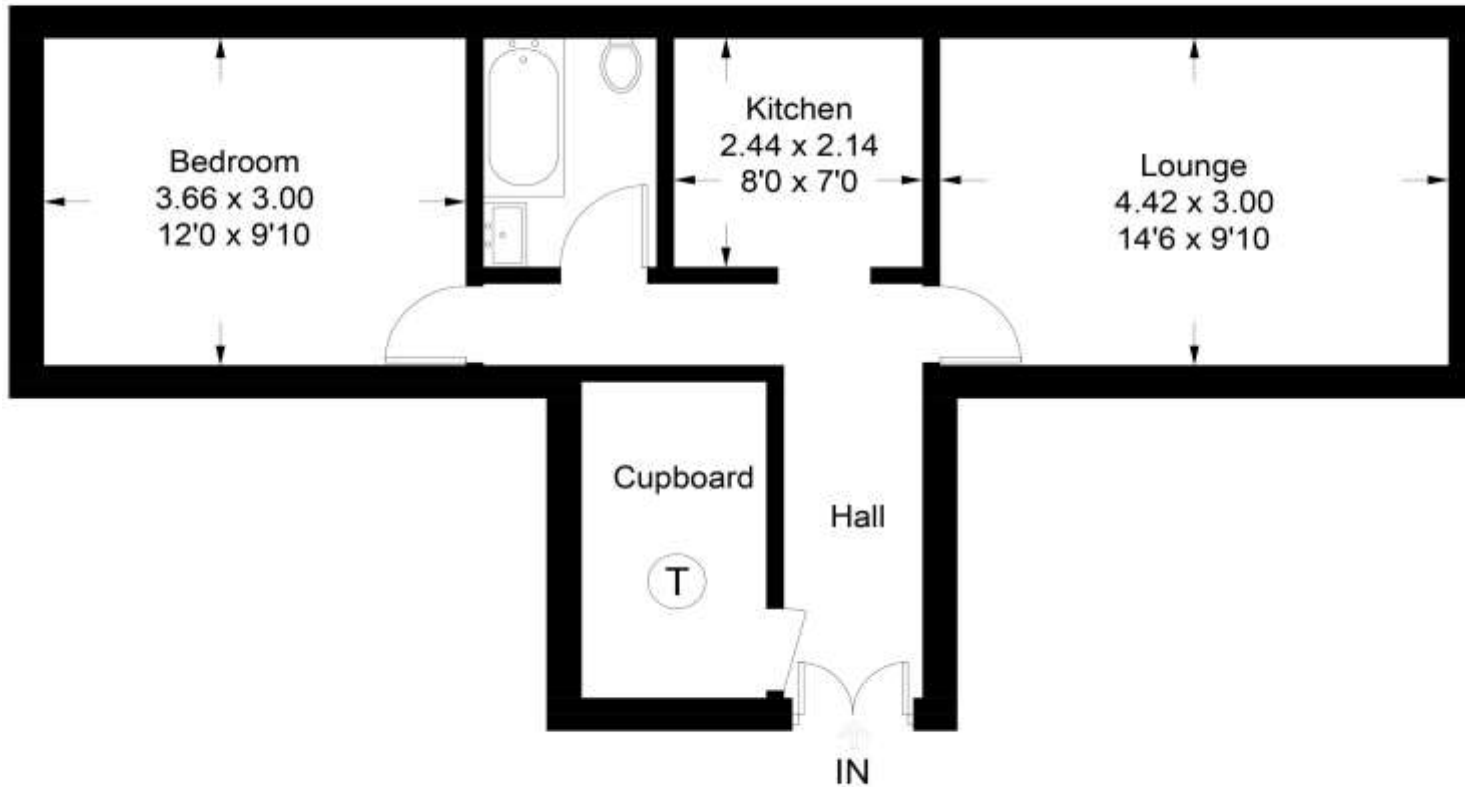
**Externally**

There is ample parking in the private car park at the bottom of the block



## 56 Hope Park Gardens

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



### Extras (Included in Sale) Area

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts and a nine hole golf course. There is a good choice of schooling in the area from primary through to secondary level. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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