



- Modern Top Floor Apartment
- 3 Bedrooms with Fitted Wardrobes
- Master Bedroom With En Suite Shower Room
- Contemporary Cream High Gloss Fitted Kitchen
- Bright Lounge with Views Over Bathgate Golf Course
- Within Walking Distance to Bathgate Train Station

Alba Property View ...

"Great Views, Great Location - A must view property"

30 Lindsay Gardens, Bathgate, EH48 1DU

Offers Over £125,000



Alba Property are delighted to present for sale this modern three-bedroom, two-bathroom top floor apartment with views over Bathgate golf course. This fantastic property is located within walking distance to Bathgate train station, Tesco and the centre of Bathgate itself where you can enjoy everything the town has to offer. This spacious property offers well-presented accommodation comprising of entrance hallway with great storage, elegantly proportioned bright lounge, master bedroom with fitted wardrobes and en suite, two further generous bedrooms with built in storage, modern fitted kitchen and family bathroom. An absolutely fantastic first-time purchase or buy to let opportunity and viewing is highly recommended.

Accommodation

Entrance Hallway

Security entry system gives access to the entrance hallway. The entrance hallway which offers exceptional storage in two built in storage cupboards. Access can be gained to the lounge, kitchen, three bedrooms and bathroom. Fitted carpet

Lounge 12' 8" x 12' 6" (3.86m x 3.81m)

Well proportioned lounge decorated in neutral hues with great views over Bathgate golf course. A wonderful room to relax in the evening and to entertain guests. Two large windows allow an abundance of natural light to flood the room. Fitted carpet.

Kitchen 8' 10" x 8' 5" (2.69m x 2.56m)

Stylish cream high gloss base and wall mounted units with integrated oven, hob, hood and fridge/freezer. Space for a free standing washing machine which is included within the sale price. Complementing aqua blue splashback and oak effect worktops finish the look perfectly. Tile effect laminate flooring.





Bedroom 1 9' 9" x 9' 6" (2.97m x 2.89m)

Well presented master bedroom with built-in wardrobes. Ample space for additional free standing bedroom furniture. Access to the en suite shower room. Fitted carpet. Window to side.

En Suite 7' 2" x 5' 0" (2.18m x 1.52m)

The en suite comprises of white w.c, wash hand basin and shower cubicle. Splashback tiling and vinyl flooring.

Bedroom 2 13' 5" x 7' 10" (4.09m x 2.39m)

Second double bedroom with window to front. This delightful bedrooms also offers built in wardrobes. Fitted carpet.

Bedroom 3 8' 10" x 7' 6" (2.69m x 2.28m)

The third bedroom is also of good proportions and offers a built-in storage cupboard. Currently utilised as a work from home office. Fitted carpet.

Family Bathroom 6' 7" x 6' 3" (2.01m x 1.90m)

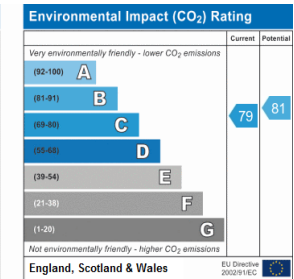
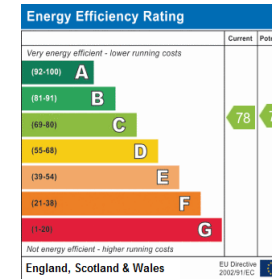
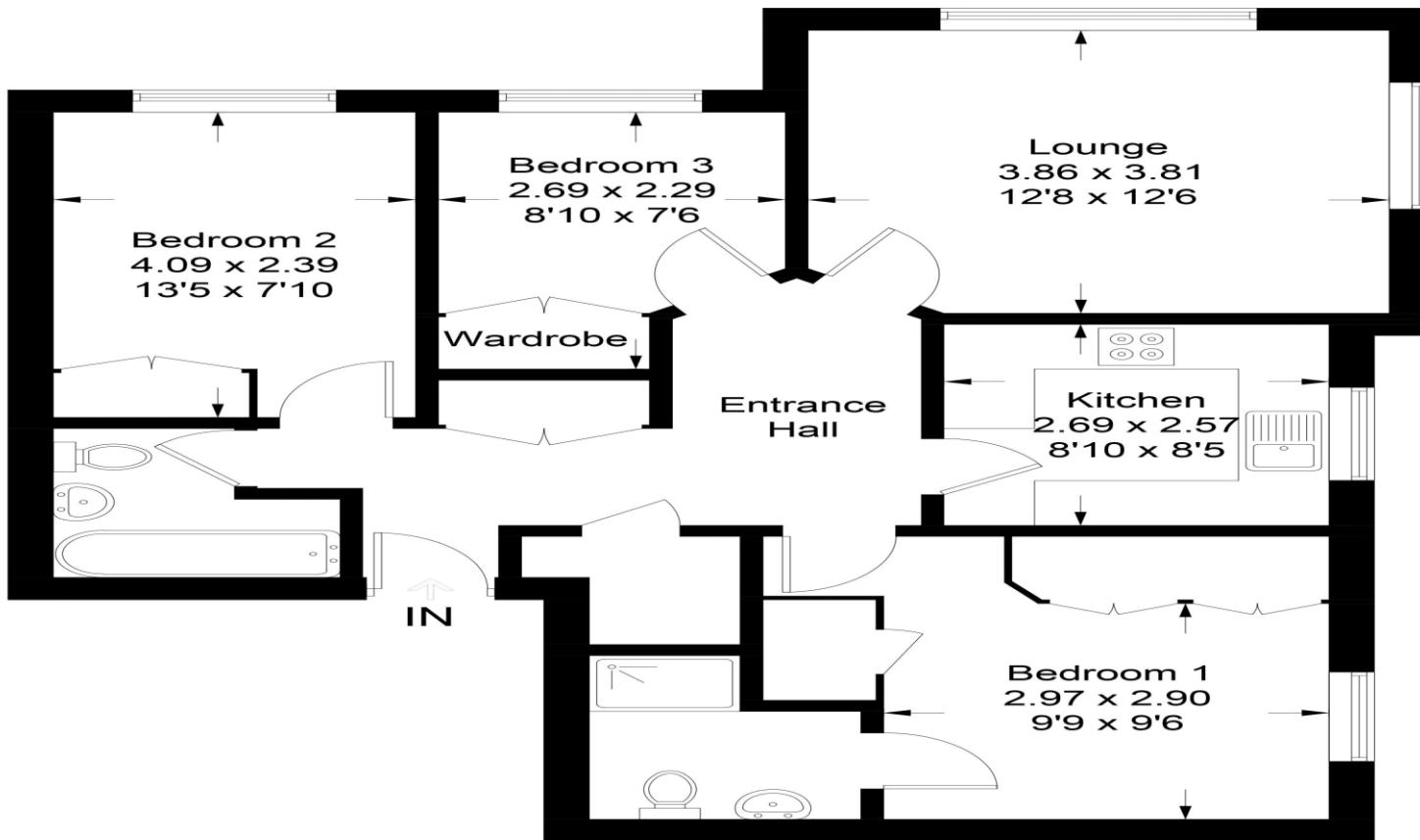
The family bathroom completes the accommodation. Fitted with white three piece suite. Splashback tiling to walls and vinyl flooring.

Externally

The property benefits from ample parking and a secure bike store.



30 Lindsay Gardens, Bathgate
Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



Extras (Included in Sale)

All floor coverings, light fittings, blinds, curtain poles, integrated oven, hob, hood, fridge/freezer and the free-standing washing machine.

Area

Bathgate is a popular town in West Lothian with a huge range of amenities. It has a range of local shops and the full range of different retail businesses in the nearby town centre. All other services you would need are close, including nurseries, schools, doctors and dental practices. The town also has a mainline railway station with regular services to Edinburgh and Glasgow and it is well placed for the commuter with road links via the M8 motorway network.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email 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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