



- Large Corner Plot
- End Terraced House With Fresh Neutral Decor
- 2 Double Bedrooms
- Fitted Kitchen
- Modern Shower Room
- Driveway

Alba Property View ...

"Large corner plot, appealing fresh décor and great room proportions. A property ready to move into and start living."

10 Elizabeth Drive, Boghall, EH48 1SH

Offers Over £110,000



Alba Property are delighted to offer for sale this spacious, well appointed end terraced house located on a fantastic corner plot with driveway. This appealing home offers a sizeable garden, modern shower room, fitted kitchen and two generous, bright double bedrooms. Decorated in fresh décor throughout and in move in condition. Gas central heating and double glazing assure all year-round comfort. Early viewing advised.

Accommodation

Entrance Hallway

The inviting entrance hallway gives access to the lounge and kitchen. Carpeted stairs give access to the upper landing. Laminate flooring. Under stair storage which is perfect for shoes and coats. Window provides natural light.

Lounge 14' 5" x 12' 4" (4.39m x 3.76m)

A relaxing room to chill in the evening with friends and family. Decorated in neutral tones with large window to front. Laminate flooring. The electric fire and surround is included within the sale price.

Kitchen 12' 8" x 6' 4" (3.86m x 1.93m)

Fitted kitchen with a range of base and wall beech mounted units and complementary cream splash back tiling to walls. Co-ordinating wood effect worktops. Vinyl flooring. Door gives access to the rear garden Two handy storage cupboard (one houses the boiler) Freestanding oven/hob and space for a washing machine. Integrated fridge/freezer.





Upper Landing

The upper landing gives access to the two bedrooms and shower room. Window on the landing floods the property with an abundance of natural light. Hatch to the loft space. Further storage cupboard ideal for bedding and towels.

Bedroom 1 *11' 3" x 12' 4" (3.43m x 3.76m)*

Well proportioned double bedroom with window to rear. Ample space for free standing bedroom furniture. Fitted carpet.

Bedroom 2 *12' 3" x 9' 4" (3.73m x 2.84m)*

Second generous double bedroom with fitted wardrobe and window to front. Fitted carpet.



Shower Room *6' 2" x 6' 3" (1.88m x 1.90m)*

Modern shower room with corner shower, white w.c and sink with white high gloss vanity unit. Window to rear. Ceiling spotlights. Vinyl flooring

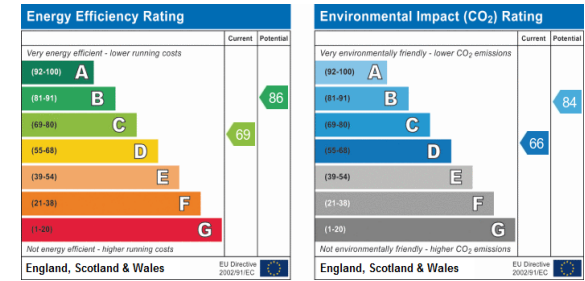
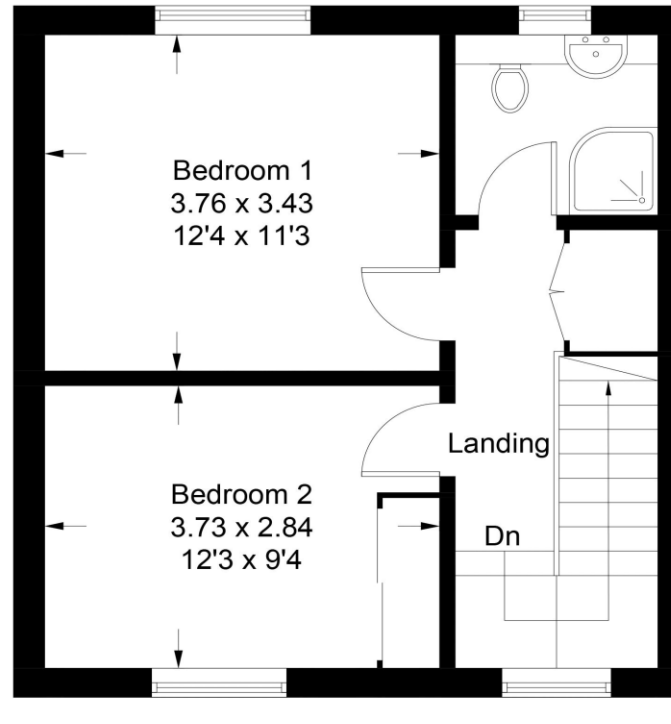
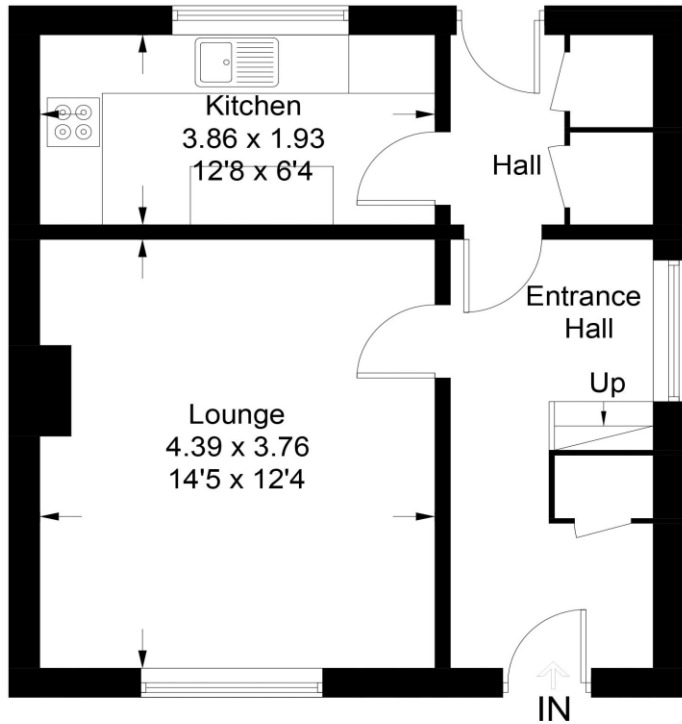
Externally

The property boasts wonderful gardens to front, side and rear. Located on a desirable corner plot the garden is perfect for the enthusiastic gardener. Driveway to front provides off street parking.



10 Elizabeth Drive

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, greenhouse, garden shed, electric fire and surround, integrated fridge/freezer, freestanding washing machine, oven/hob and hood (no warranty)

Area

Bathgate is 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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