



- Traditional Upper Flat
- Own Main Door Entrance
- Double Bedroom & Elegantly Proportioned Lounge
- Modern Shower Room & Kitchen
- Beautifully Presented - Move in Condition
- Ideal First-Time Purchase

Alba Property View ...

*"Full of charm and character -
Amazing period features including
high ceilings combined with a
modern interior"*



Alba property are delighted to present to the sales market this truly wonderful upper flat bursting with charm and character. Well-finished throughout and ready to move into. The property combines original features with a modern finish and makes a perfect first-time purchase or investment property. Perfectly placed right in the heart of Bathgate making it an ideal property to enjoy all the town has to offer and the ideal location for commuting between Edinburgh, Glasgow and beyond. Accommodation comprises of entrance vestibule, elegant lounge with space for dining, double bedroom, modern kitchen and shower room. Externally the property benefits great views over Bathgate and a shared garden. Gas central heating and double glazing ensures all year-round comfort. Early viewing highly advisable.

Accommodation

Entrance Vestibule 4' 7" x 3' 2" (1.40m x 0.96m)

Behind its welcoming exterior sits a fantastic, spacious home. The front door gives access to the entrance vestibule which in turns gives access to the entrance hallway. Beautiful tiled floor.

Entrance Hallway (at widest) 16' 5" x 5' 7" (5.00m x 1.70m)

The entrance hallway gives access to the lounge, bedroom and shower room. Laminate flooring.

Lounge/Diner 17' 1" x 12' 9" (5.20m x 3.88m)

Elegantly proportioned lounge with wonderful high ceilings and window to rear which allows an abundance of light to flood the room. Ample space for a table and chairs. A lovely relaxing room with feature gas fire and surround which finishes the look perfectly. Door gives access to the kitchen. Laminate flooring.





Kitchen 7' 7" x 5' 3" (2.31m x 1.60m)

Fitted with base and wall mounted units and complementing worktops. Lovely beige brick effect splash back tiling. Integrated oven, hob, hood and space for a free-standing fridge and washing machine. Window to rear. Laminate flooring.

Bedroom 14' 4" x 11' 7" (4.37m x 3.53m)

Impressive double bedroom decorated in relaxing tones. Ample space for a wide range of free-standing bedroom furniture. Fitted carpet. Window to front.

Shower Room 12' 4" x 2' 8" (3.76m x 0.81m)

The shower room completes the accommodation and comprises of white w.c, sink with white high gloss vanity unit and shower cubicle. Splash back tiling to walls and a co-ordinating grey tiles floor. Ceiling spotlights and a stainless steel heated towel rail complete the look perfectly. Window to rear.



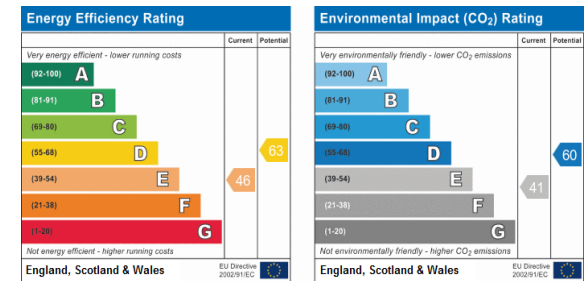
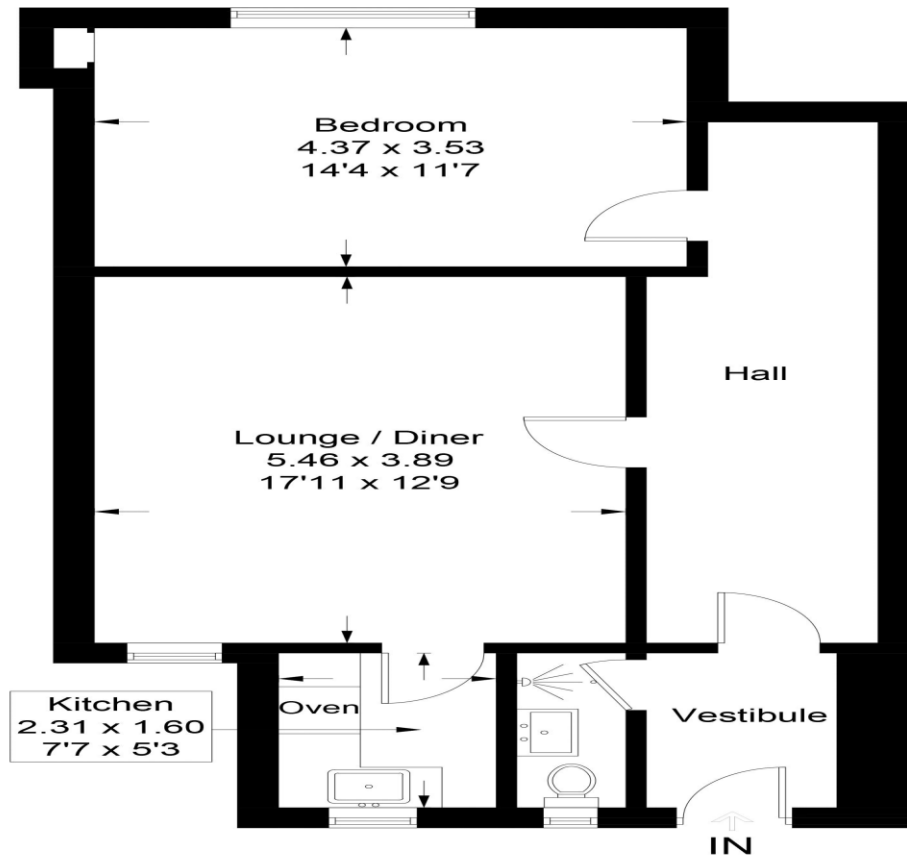
Externally

The property benefits from a shared garden to rear which is laid to lawn. The property offers wonderful views over Bathgate. The garden shed is included within the sale price.



20 Irvine Crescent, Bathgate

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft



Extras (Included in Sale)

All floor coverings, blinds, integrated oven, hob, free standing fridge, free-standing wardrobe, fire and surround and garden shed.

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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