



RE/MAX PROPERTY



21 Balbardie Avenue, Bathgate, West Lothian, EH48 4AN

- **Lovely 2 Bedroom Semi-Detached Home**
 - **Popular Locale**
 - **Sunlit Lounge**
- **Well-Equipped Kitchen**
 - **2 Double Bedrooms**
 - **Large Wet Room**
- **Impressive Gardens**
 - **Double Driveway**

****FRESHLY DECORATED 2 BEDROOM SEMI-DETACHED HOME!****

Niall McCabe & RE/MAX Property are overjoyed to present to the market a fabulous and seldom available 2-bedroom semi-detached villa which is perfectly located in Balbardie Avenue, Bathgate – a peaceful spot of the town a mere stroll to the town centre. The property has been freshly redecorated & carpeted throughout – and represents the ideal starter home. Accommodation comprises; large lounge, spacious kitchen, 2 king sized bedrooms, wet room & large gardens.

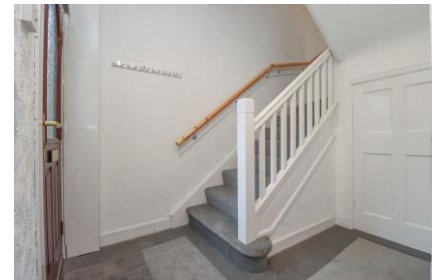
The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance.

The home report can be downloaded from our website.

Freehold

Council tax band B

There are No Factor Fees



Entrance Hallway

10' 5" x 8' 2" (3.18m x 2.48m)

Freshly carpeted entrance hallway decorated in a neutral palette. From here you access the lounge, family wet room & the upper level.

Lounge

15' 6" x 12' 9" (4.73m x 3.89m)

Located to the front of the property is a bright and spacious lounge. Offering a flexible layout for various furniture formations. The room is characterised by a feature fireplace which provides a lovely focal point for the room. Flooring is fresh laminate, there are several power points, and you access the kitchen.



Kitchen

11' 2" x 7' 6" (3.40m x 2.29m)

Placed at the rear of the home here you find a well-equipped kitchen – a lovely space with an ample selection of base & wall mounted cabinetry, splashback tiling and contrasting flooring. There is also space for freestanding cooking appliances.

Wet Room

7' 5" x 5' 7" (2.27m x 1.70m)

Completing the lower level is walk in wet room – which comprises of a large shower section, wash hand basin & W.C. There is also a rear facing glazed window which overlooks the gardens.



Bedroom 1

15' 9" x 12' 9" (4.80m x 3.88m)

Bedroom 1 is a fabulous size and is flooded with daylight via the dual front facing windows, this room enjoys fitted storage, brand new carpeting & fresh décor.

Bedroom 2

13' 6" x 11' 6" (4.12m x 3.50m)

A further spacious room which looks onto the rear garden & beyond. It boasts an enviable layout, wardrobe space and central lighting.



Exterior

Externally, the property is accompanied by large gardens. To the front there is a double driveway which leads to the rear. The rear garden boasts a magnificent lawn and is extremely low maintenance. There is the added benefit of having a new shed for outdoor storage.

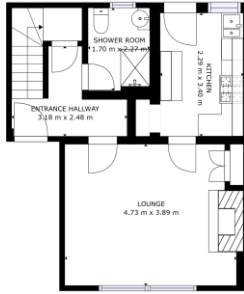


FIGURE 1
Matterport
3D Virtual Tour

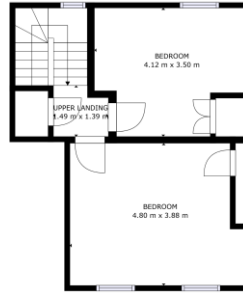
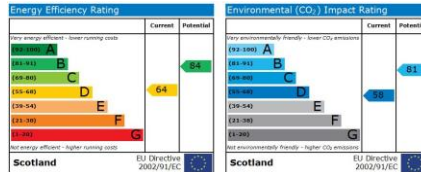


FIGURE 2
Matterport
3D Virtual Tour



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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