



RE/MAX PROPERTY



**72 Whiteside Court, Bathgate,
West Lothian, EH48 2TP**



- **Beautiful Upper Flat**
 - **Great Location**
- **Modern Lounge/Dining Room**
 - **Excellent Kitchen**
 - **Gorgeous Bedroom**
 - **Attractive Bathroom**
 - **Allocated Parking**

Superb 1 Bedroom Apartment in Bathgate!! Great Location!!

Carol Lawton and RE/MAX Property are delighted to offer to the market this beautiful upper floor apartment in the popular residential area of Bathgate. Comprising of a welcoming entrance hall, spacious open plan lounge/dining room with kitchen, a generous bedroom, stylish bathroom and private parking. The property is in a walk in condition and would make an ideal first time buy. The apartment is a credit to the current owner.

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 leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent primary school and sports centre within walking distance. Bathgate is a popular commuter town and the property is well situated for the railway station, which provides a fast service to Edinburgh and Glasgow, as well as easy access to the M8 and M9 motorways for Glasgow, Edinburgh and Stirling. There is a regular bus service which operates to Edinburgh and surrounding areas and a local bus service stops nearby. Edinburgh Airport is approximately 13 miles away.

Tenure: Freehold
Council Tax Band: C
Factor Fees: £80 per month - which includes building insurance.

The home report can be downloaded from our website.

Entrance Hall

17' 6" x 3' 9" (5.333m x 1.145m)

Enter into the welcoming hallway which then gives access to the lounge/dining room, double bedroom and bathroom. Central light fitting, 2 large walk-in storage cupboards, carpet flooring, stair intercom system and a radiator.

Lounge/Dining Room

25' 3" x 13' 0" (7.703m x 3.964m)

Very generous room that is light and bright. French doors leading to a Juliette balcony, with windows to each side and another window to the side of the property. 2 ceiling light fittings, carpet flooring and a radiator. There is plenty of space for a dining table and chairs. Open plan access to the kitchen.



Kitchen

Beautiful room with windows to the front and side of the property. Comprising of base and wall units with complimentary worktops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven, extractor fan and washing machine. There is space for a fridge/freezer and other free-standing appliances. Central light fitting, new window blinds and vinyl flooring.



Bedroom

15' 1" x 8' 7" (4.599m x 2.607m)

Gorgeous, recently decorated room with a window to the side of the property. Central light fitting, triple fitted wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator.

Bathroom

8' 1" x 5' 7" (2.455m x 1.708m)

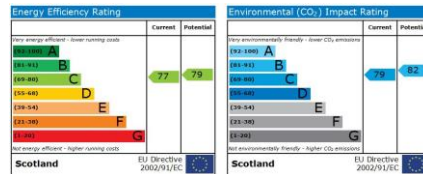
Stylish room comprising of a white WC, sink with chrome taps and vanity unit below, bath with chrome taps and a walk-in shower cubicle with a mains operated shower. Central light fitting, vinyl flooring, splash back tiling, 2 wall mirrors, extractor fan and a radiator.

External

There is an allocated parking space, bike shed and a bin area.







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