

1/3 South Street, Bo'ness, West Lothian,  
EH51 0EA  
T: 01506 826232  
E: [property@sneddons.com](mailto:property@sneddons.com)  
W: [www.sneddons.com](http://www.sneddons.com)



**sneddons**  
solicitors & estate agents **S.S.C.**



## 2 The Green, Bathgate

Offers Over £159,995

- Spacious Detached Villa
- 2/3 Bedrooms
- Sought After Location
- Great Potential
- Good Size Corner Plot
- Gas Central Heating
- Ample Off Street Parking
- Viewing Essential



## 2 The Green, Bathgate

### Description

Situated on a substantial corner plot within the town of Bathgate, 2 The Green is a spacious detached villa with great potential. This property will suit a variety of buyers including the first time buyer and someone downsizing. The property benefits from gas central heating, double glazing, good storage and off street parking. Due to the location and potential early viewing is advised.

### Accommodation

The generous proportioned accommodation is arranged over two levels with the lower level comprising reception hallway with built in storage under the stair case, the spacious lounge has windows to the front and rear making it naturally bright and airy, the good size dining room could be utilised as a third bedroom. The fitted breakfasting kitchen has wall and base units and complimentary work tops. There is a door giving access to the car port. The upper level has two double bedrooms and the family bathroom. There is a walk in cupboard housing the gas boiler on the landing.

### Outside

There are substantial low maintenance gardens with a variety of plants and bushes. The tar macadam driveway gives ample off street parking and access to the rear and the car port. With the relevant planning consents it may be possible to extend this property.

### Local Area

The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

### Lounge

3.02m x 4.89m (9'11" x 16'1")

### Dining Room

3.25m x 2.83m (10'8" x 9'3")

### Breakfasting Kitchen

4.90m x 1.85m (16'1" x 6'1")

### Bedroom

3.50m x 2.97m (11'6" x 9'9")

### Bedroom

3.23m x 2.98m (10'7" x 9'9")

### Bathroom

2.27m x 1.83m (7'5" x 6'0")

### Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).

Home Report can be downloaded at [www.sneddons.com](http://www.sneddons.com)



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



**sneddons**  
solicitors & estate agents **S.S.C.**