

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)



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S.S.C.



## 3a Union Road, Bathgate

Offers Over £85,000

- Spacious Ground Floor Flat
- 2 Double Bedrooms
- Master En Suite
- Town Centre Location
- Walk in Condition
- Great First Home
- Good Investment Property
- Viewing Advised



# 3a Union Road, Bathgate

## Description

Situated in close proximity to Bathgate's town centre is this deceptively spacious ground floor flat. The property is in walk in condition and will suit a variety of buyers including the less mobile, first time buyers and a buy to let investor it further benefits from gas central heating, double glazing and fresh decor. Early viewing is advised.

## Accommodation

The accommodation includes an open plan kitchen, diner and lounge. The modern kitchen has ample storage units with contrasting work tops, electric ceramic hob and electric oven. The master bedroom is situated to the rear and is accessed via a small flight of stairs and has patio doors giving access to an external patio area. There is an en suite shower. The second bedroom is also a double and is located on the ground floor as is the bathroom which has a shower above the bath.

## Outside

There is a small paved patio located to the rear. Parking is on street.

## 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.

## Kitchen / Lounge

6.71m x 3.05m (22'0" x 10'0")

## Bedroom 1

4.95m x 3.40m (16'3" x 11'2")

## En Suite

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

## Bedroom 2

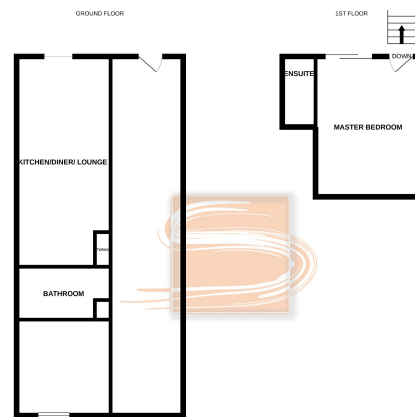
3.11m x 2.86m (10'2" x 9'5")

## Bathroom

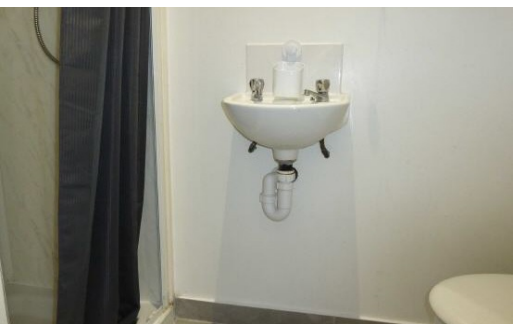
1.68m 3.00m (5'6" 9'10")

## Contact Us

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



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