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35 Andrew Avenue, Bathgate

Offers Over £120,000

- End Terraced Home
- 2 Double Bedrooms
- Spacious Lounge
- Good Sized Kitchen
- WC
- Gas Central Heating
- Off street Parking
- Early Viewing



35 Andrew Avenue, Bathgate

Description

Situated is a quiet cul de sac and ideally placed for the M8 motorway is this spacious end terraced family home. This property is in move in condition and will suit a variety of buyers including the first and second time buyer. This lovely home further benefits from gas central heating, double glazing, good storage and off street parking. Early viewing is advised.

Accommodation

The accommodation is arranged over two levels and includes on the ground floor reception hallway and a spacious lounge, The fitted kitchen has ample storage units with complementary work tops. The cooker and washing machine are included in the sale. Just off the kitchen is the rear vestibule that gives access to the WC and garden.

The upper level houses two double bedrooms with bedroom one being sub divided into two separate sleeping areas. The wet room completes the accommodation.

Outside

There are low maintenance gardens to the front and rear. The good sized garden to the rear has an area laid to lawn and a chipped area. The greenhouse and timber garage are included in the sale.

The garden to the front is chipped. A driveway gives ample off street parking and access to the rear.

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

4.24m x 4.33m (13'11" x 14'2")

Kitchen

2.40m x 3.64m (7'10" x 11'11")

Rear Vestibule

1.67m x 1.66m (5'6" x 5'5")

WC

1.77m x 1.18m (5'10" x 3'10")

Bedroom 1

5.98m x 2.67m (19'7" x 8'9")

Bedroom 2

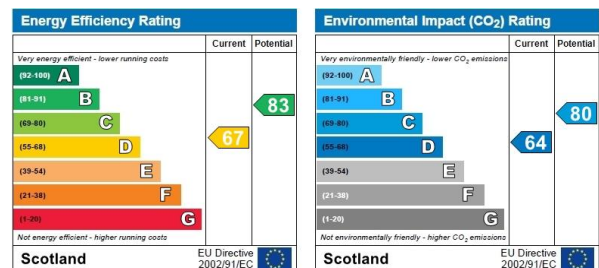
3.70m x 2.66m (12'2" x 8'9")

Wet Room

1.6m x 2.17m (5'3" x 7'1")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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