



28 Hill Crescent, Bathgate, EH48 4JW

Offers Over £95,000

Description

Attractive newly modernised mid-terraced villa with private gardens to front and rear located in a quiet cul-de-sac in the popular residential town of Bathgate. The property has been modernised to a high standard with a new kitchen and bathroom, replacement windows, condensing boiler and full redecoration. This is an ideal ready to move into home complete with new carpeting and internal finishings. Accommodation comprises; entrance hall, lounge, kitchen, two double bedrooms and bathroom. Excellent storage accommodation. Easily maintained gardens to front and rear and on street parking.

Viewing

By appointment telephone 0131 557 0009 or 01506 416 369

Features

- Good residential area
- Quiet cul-de-sac
- Newly modernised
- Close to local amenities
- Fully fitted breakfasting kitchen with appliances
- Gas Central heating
- New replacement windows
- Good storage accommodation
- All New carpets included
- Easily maintained gardens to front and rear
- On-Street Parking

– Where personal legal service is a tradition –



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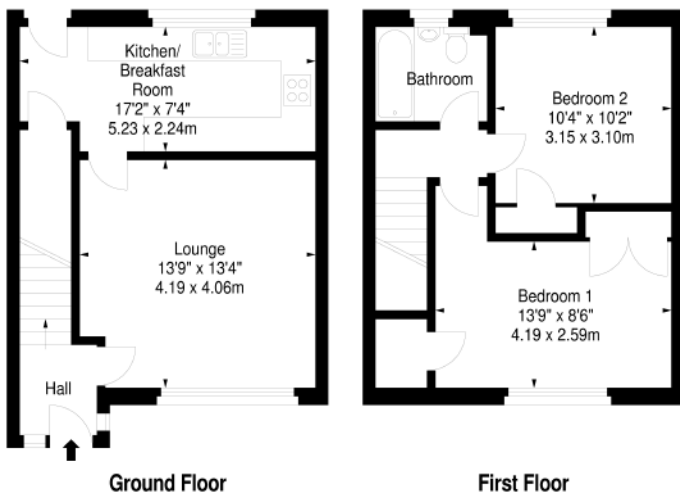


Location

The historic town of Bathgate is situated approximately 21 miles west of Edinburgh City Centre and offers easy access to the amenities of Livingston. Hill Crescent is a quiet closed cul-de-sac entered from Gideon Street. The town centre and main amenities are within approximately half a mile with a wide variety of shops, restaurants and bars and leisure amenities including an 18 hole Golf Course, Sports Centre, Swimming Pool and Tennis Courts. The area is well served by both Primary and Secondary schooling with West Lothian College of Further Education situated in nearby Livingston. Bathgate itself is an excellent location for the commuter with the M8 Motorway allowing easy access to both Glasgow and Edinburgh. It also has a regional railway station. The M9 Motorway is also easily accessible allowing travel to Stirling, Perth and beyond. Edinburgh International Airport is also conveniently situated within easy reach.



28 Hill Crescent, EH48 4JW
Approx. Gross Internal Area
737 Sq Ft - 68.47 Sq M



For identification only. Not to scale.
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The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

