



## 113 Philip Avenue

Bathgate, EH48 1LZ

Offers over £149,000



We are delighted to offer to the market this spacious family home in a popular residential setting in Bathgate, offered to the market with no onward chain. Located on Philip Avenue in the Boghall area of the town, the property is an ideal base for a commuting family with a range of schooling for all ages available locally alongside easy access to the M8 motorway via nearby junction 3. Bathgate Train Station can also be found under 2 miles from the property itself. Local amenities including a Scotmid grocery store and popular Boghall Butchers are within the vicinity, whilst playparks and Boghall Drop In Centre offer further valuable community services.



### Description

The property enjoys a spacious open-plan living, dining and kitchen area that creates a bright and welcoming space for modern family life and entertaining guests. The kitchen offers a handy selection of storage cabinets for everyday needs with feature Range oven and dual Belfast sink a traditional spin on modern culinary preferences. Upstairs, there are 3 well-proportioned bedrooms each featuring fitted storage and perfect for a growing family or those working from home, alongside a shower room with 3 piece suite. Gas central heating and double glazing provide practical comfort, with a Vaillant combi boiler offering an efficient heating system. Outside, the property benefits from garden grounds at both the front and rear, with the enclosed rear garden boasting a sloping lawn and a patio for enjoying alfresco dining.

### Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Entrance 7'9" x 3'4" (2.37m x 1.04m)

Hallway 8'10" x 6'10" (2.70m x 2.09m)

Living Room 14'6" x 12'0" (4.44m x 3.68m)

Kitchen 11'0" x 7'0" (3.36m x 2.15m)

Dining Room 7'10" x 7'0" (2.41m x 2.15m)

Upper Hallway 8'5" x 4'1" (2.59m x 1.26m)

Bedroom 1 13'8" x 8'4" (4.17m x 2.55m)

Bedroom 2 12'11" x 8'3" (3.95m x 2.52m)

Bedroom 3 9'4" x 6'9" (2.85m x 2.08m)

Bathroom 7'5" x 4'11" (2.28m x 1.50m)

### Extras

All blinds, light fittings, floor coverings and Range cooker included in the sale.

### Key Info

Home Report Valuation: £150,000

Total Floor Area: 90m<sup>2</sup> (970 ft<sup>2</sup>)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: D

### Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

