



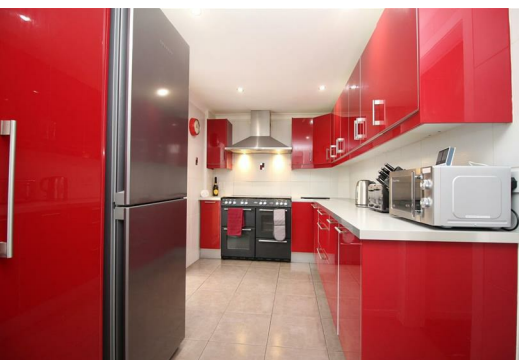
75 Race Road

Bathgate, EH48 2AU

Fixed Price £145,000



Tucked within a popular area of Bathgate and offering accommodation that would be ideal for a buyer making their first step onto the property ladder, this extended 2 bedroom terraced property on Race Road is presented to the market in ready move-in condition. The property is a short walk to the range of shops and amenities that can be found in Bathgate town centre, with a selection of schooling locally that would suit a young family. Commuting professionals will enjoy the regular train link to Edinburgh and Glasgow, whilst an M8 junction offers further choice for travel throughout the central belt. Bathgate is further enhanced by a highly regarded Golf Club and Xcite Leisure Centre, with good walking and cycling routes available to explore the surrounding area.



Description

The property is a well-proportioned home that is best suited to a couple or young family, with 2 double bedrooms both featuring fitted storage space to perfectly meet daily needs. The fitted kitchen features a range of storage cabinets and handy choice of appliances that will remain as a part of the sale, whilst a large understairs cupboard offers additional storage space for everyday items. The main living room offers a comfortable space to relax and unwind, with the property enjoying the addition of a conservatory at the rear to provide an excellent multi-purpose space for dining or entertaining friends and family. A shower room boasting 3 piece suite with mixer shower completes the accommodation. Gas central heating and double glazing throughout provide further practical comfort, with the boiler regularly maintained under service agreement. Externally there are enclosed gardens at both the front and rear, with a slabbed patio perfect for enjoying the best of the sunny weather. Parking can be found on-street at the side of the terrace.

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 Hall 5'1" x 4'8" (1.56m x 1.43m)

Living Room 13'11" x 13'3" (4.25m x 4.05m)

Kitchen 17'1" x 7'4" (5.21m x 2.24m)

Conservatory 10'11" x 7'11" (3.35m x 2.42m)

Upper Hall 6'5" x 2'11" (1.96m x 0.89m)

Bedroom 1 13'10" x 11'11" (4.23m x 3.65m)

Bedroom 2 10'5" x 10'0" (3.19m x 3.07m)

Shower Room 6'5" x 5'6" (1.96m x 1.69m)

Extras

All blinds, light fittings, floor coverings, dishwasher, range oven, wardrobes with matching drawer set in main bedroom included in the sale.

Key Info

Home Report Valuation: £145,000

Total Floor Area: 69m2 (745 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

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.

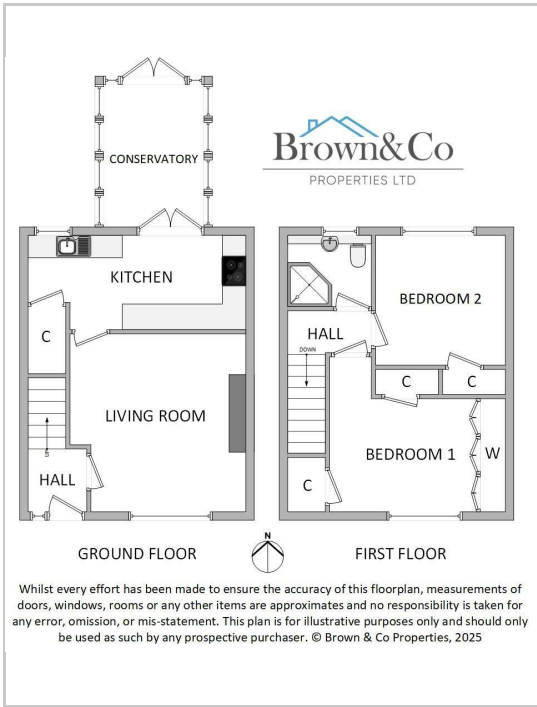
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Area Map



Floor Plans



Energy Efficiency Graph

