Brown&Co
PROPERTIES LTD

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22 Athol Terrace

Bathgate, EH48 4DF

Offers over £132,500

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Located within easy reach of Bathgate town centre and offering accommodation that should appeal to a range of buyer requirements, this 2 bedroom first floor on Athol Terrace is brought to the market with the convenience of no onward chain. Found just a short walk from the bustling hub of shops, cafes and restaurants, this property offers the best of both worlds for buyers who like to be close to the major amenities without being based directly on a busy road. Bathgate's position and commuting links are ideal for those commuting throughout the central belt for work, with the train station found within 1 mile from the property itself. An Xcite Leisure Centre and Bathgate Golf Club similarly are close to the property and perfect for buyers looking to stay fit and active, with good walking and cycling routes alongside a range of parks surrounding the town ripe for exploring.







Client Comments

"What I love most about my flat is the size of the rooms and how spacious it is, the rooms are full of character and charm retaining some amazing original features. It's in the perfect location with great neighbours. I genuinely have really loved living here."

Description

Internally, the property offers a well-proportioned layout that is perfect for an individual buyer or couple looking for their first home, or to downsize for the benefit of single level living. Dating to the early 1900's, the property is full of period charm and finishes, with a tasteful style throughout that will allow the new owner the ability to move in with ease. Two double bedrooms include a generous master room, featuring fitted wardrobe for handy everyday storage. The smaller double to the front is ideal for guests, young children or as a study area for buyers who work from home. The spacious living room is a comfortable space to relax and unwind, with feature bay window offering good views towards the town centre. Period cornicing and coving blend nicely with modern décor, to create a space buyers will love to share with friends and family. The fitted kitchen and bathroom complete the accommodation, with a 3 piece suite found to the bathroom and a range of handy storage cabinets found within the kitchen alongside space for all the essential appliances. Double glazing and gas central heating throughout offer practical everyday comfort, with a couple of hallway cupboards and a partially floored attic providing storage for daily needs. The main access is via a stairwell to the rear onto a common landing with the next door neighbour, whilst all of the garden grounds are shared with the residents as a drying green. Parking can be found on-street to the front.

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.

Living Room 15'6" x 14'1" (4.73m x 4.31m)

Kitchen 11'1" x 6'10" (3.39m x 2.10m)

Bedroom 1 15'5" x 10'9" (4.70m x 3.28m)

Bedroom 2 8'4" x 7'6" (2.56m x 2.31m)

Bathroom 6'0" x 5'10" (1.83m x 1.79m)

Extras

All blinds, light fittings, floor coverings, white goods and the bedroom wardrobe are included in the sale. Some other items are available by separate negotiation.

Key Info

Home Report Valuation: £135,000
Total Floor Area: 64m2 (690 ft2)
What3words: ///span.scorching.sorters
Parking: On-Street
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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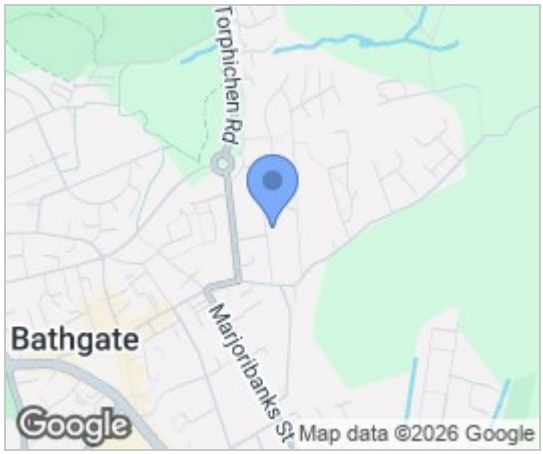
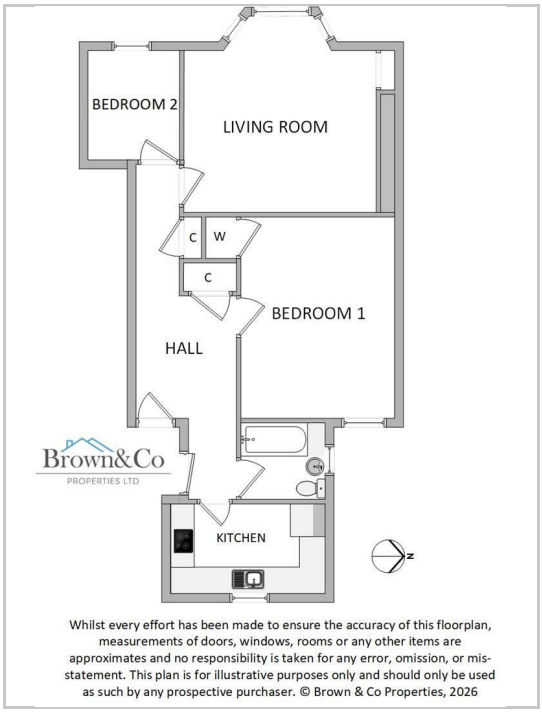
Area Map



Floor Plans



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Energy Efficiency Graph

