Brown&Co
PROPERTIES LTD

01501 741222
info@brownandcoproperties.co.uk



13 Reid Crescent

Bathgate, EH48 2TY

Offers over £210,000

3 | 3 | 1 | C

Situated in popular Wester Inch Village in Bathgate, this freshly presented 3 bedroom end-terraced property on Reid Crescent offers an appealing combination of spacious accommodation, excellent practicality and a convenient family-friendly setting. Perfectly placed for everyday family life, the property is within easy reach of Simpson Primary School, making it particularly appealing to families with young children. Bathgate's wider range of local amenities, transport links, shops and leisure facilities are also conveniently accessible nearby. A range of good walking and cycling routes meander around the development, with a children's playpark found in around 10 minutes walk from the property itself. Offered to the market chain free, this is a superb opportunity to acquire a fresh, turnkey home in a well established Bathgate location.







Description

Freshly presented throughout, the home is ready to move right in and would make an ideal choice for first-time buyers, young families or those looking for a well-maintained home with nothing to do but unpack. The property offers well-proportioned accommodation, with bright, welcoming interiors and 3 good sized bedrooms. The master features fitted wardrobes and a contemporary en-suite shower room, whilst a family bathroom and ground floor WC offers convenience for the needs of a busy family. A comfortable main living room offers ample space to relax, unwind or entertain with French doors leading out to the rear garden to offer a seamless indoor-outdoor lifestyle. The fitted kitchen offers a range of storage cabinets, space for all the essential appliances and room for accommodating everyday meals. The end-terraced position provides an attractive sense of privacy, while outside there is the valuable addition of private gardens alongside a nearby garage with parking space in-front, providing secure parking and excellent storage.

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.

Dining Kitchen 14'10" x 7'11" (4.54m x 2.43m)

Living Room 14'10" x 10'4" (4.54m x 3.15m)

Bedroom 1 10'6" x 9'0" (3.22m x 2.76m)

En-Suite 7'8" x 5'6" (2.34m x 1.68m)

Bedroom 2 8'6" x 8'3" (2.60m x 2.52m)

Bedroom 3 8'3" x 6'0" (2.52m x 1.85m)

Bathroom 6'5" x 5'6" (1.98m x 1.68m)

Key Info

The bedroom photos have been digitally staged to provide an artist impression of how they could be utilised

Home Report Valuation: £215,000
Total Floor Area: 71m2 (765 ft2)
What3words: ///tapes.colonies.cashiers
Parking: Garage & Parking Space
Heating System: Gas
Council Tax: D - £2279.91 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.

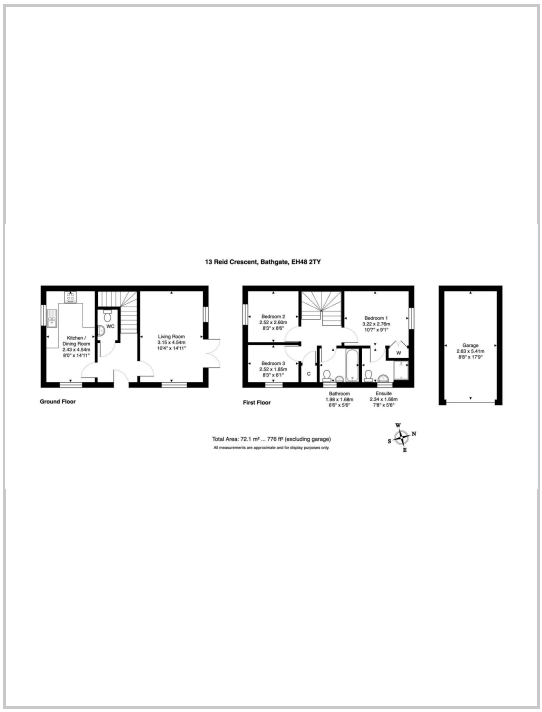
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the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

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

