



93 Cochrane Street

Bathgate, EH48 4JE

Offers over £150,000



Set within an established location in Bathgate that is within easy walking distance of the town centre amenities, this immaculately presented 2 bedroom terraced property poses a wonderful choice for buyers in search of turn-key accommodation. Located on Cochrane Street, the property is a perfect base for use of the wide selection of shopping and food outlets in the town centre, with a choice of schooling for all ages also found within the area to cater for those with a young family. Transport links to Edinburgh and Glasgow include Bathgate train station and an M8 connection, offering swift travel throughout the central belt for buyers commuting for work.



Description

The property itself is a well-proportioned home that is well suited to a couple or young family looking to move with ease. Two good sized double bedrooms provide room to grow or cater for home working requirements, with each tastefully presented in calming neutral tones for a comfortable nights sleep. The bathroom features a contemporary 3 piece suite and tiling, featuring a rainfall mixer shower mounted above the bath to offer best of both tastes for daily convenience. The main living room is an ideal spot to relax and unwind and is well presented with a vibrant splash of colour. The modern fitted kitchen features a range of storage cabinets and an integrated oven and hob, with adjacent storage pantry perfect for storing further items or appliances. Gas central heating and double glazing throughout provide further practical comfort, with a combi boiler fitted to the rear hall and a new front door recently installed. Externally, parking space for 2 cars can be found via the driveway to the front, whilst the rear garden features a lawn and decorative stone patio for enjoying a morning cuppa or alfresco meals.

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 14'6" x 12'4" (4.43m x 3.76m)

Kitchen 12'4" x 6'0" (3.76m x 1.84m)

Bedroom 1 12'6" x 11'5" (3.82m x 3.50m)

Bedroom 2 12'6" x 9'3" (3.82m x 2.84m)

Bathroom 6'3" x 6'0" (1.93m x 1.84m)

Extras

All blinds, light fittings, floor coverings, curtains and poles, Oven hob and hood included in the sale. Other items are available by separate negotiation.

Key info

Home Report Valuation: £155,000

Total Floor Area: 75m² (810 ft²)

What3words: ///provoking.heads.width

Parking: Driveway (2 cars)

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

