



12 Traprain Crescent

Bathgate, EH48 2BA

Offers over £150,000



Situated within a popular area of Bathgate and offering spacious accommodation with excellent garden grounds, this tastefully styled 3 bedroom end-terraced property is a spacious home for first time buyers entering the market or growing families upsizing. Traprain Crescent can be found within a peaceful area of the town, handy for the town centre, range of local schooling, recreational facilities and superb transport links to assist with commuting professionals. Bathgate train station offers a regular and fast link to Edinburgh and Glasgow, whilst easy access to the M8 motorway provide further choice for buyers traveling throughout the central belt.



Client Comments

"I have friendly neighbours who are a pleasure to live beside, they never pass without a friendly hello and there is mutual respect. The street is quiet and family orientated and will be sad to leave behind. The house is a large house which is suited to a family. I have loved staying in this house however feel it's now too big. The house is lovely and spacious with plenty storage space."

Description

Comprising almost 1000 sqft of accommodation, the property boasts excellent room sizes and good storage space throughout, offering ideal space for couples or young families looking to grow. A spacious main living room is a perfect space to relax and unwind, whilst a fitted kitchen to the rear offers a range of wall and base storage cabinets to cater for everyday essentials whilst there is a handy selection of appliances remaining as part of the sale. There is a contemporary shower room to the ground floor with rainfall mixer shower, with space to revert to a bath if desired. Upstairs, the 3 generously sized bedrooms provide flexibility for modern family living or home working requirements with fitted storage to the larger rear bedroom and further cupboard space within the upper landing area. Externally, the sizeable south facing rear garden offers a perfect setting for outdoor dining, entertaining or family enjoyment, with further garden grounds wrapping round from the side to the front. Parking can be found on-street to the front, whilst buyers may be able to form a driveway within the garden area subject to any local authority consents.

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 15'5" x 12'4" (4.71m x 3.77m)

Kitchen 15'5" x 8'9" (4.71m x 2.68m)

Bedroom 1 15'4" x 8'9" (4.68m x 2.68m)

Bedroom 2 12'4" x 11'11" (3.77m x 3.64m)

Bedroom 3 12'5" x 8'10" (3.80m x 2.71m)

Shower Room 6'3" x 5'5" (1.93m x 1.66m)

Extras

All blinds, light fittings, floor coverings, American Fridge-Freezer, washing machine and oven included in the sale (no warranty given on any appliances).

Key Info

Home Report Valuation: £155,000

Total Floor Area: 89m2 (960 ft2)

What3words: ///vertical.quits.adding

Construction: Timber-Frame (Check Lenders Guidelines)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: E

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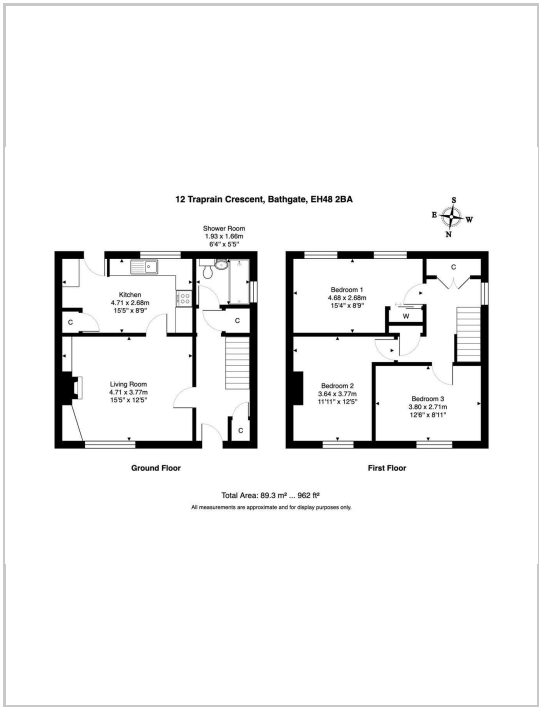
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Area Map



Floor Plans



Energy Efficiency Graph

