Brown&Co
PROPERTIES LTD

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15 Marina Road

Bathgate, EH48 1SU

Offers over £165,000

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Available for LIFT scheme under new West Lothian price thresholds (subject to eligibility) Located within a popular residential area of Bathgate, this 4 bedroom semi-detached home on Marina Road offers generous accommodation throughout, making it an ideal choice for growing families looking for space, convenience and excellent local amenities. Ideally situated, the property is within easy reach of a selection of well-regarded primary and secondary schools, making it particularly appealing to families. Bathgate town centre offers an excellent range of shops, cafés and everyday amenities, while the nearby railway station and M8 motorway provide superb transport links for commuters travelling to Edinburgh, Glasgow and beyond.







Client Comments

"This house has been a wonderful family home, filled with happy memories over the years. It offers a warm, welcoming atmosphere and is perfect for families looking for a place to grow and create lasting memories. Located in a lovely, peaceful area, it is an ideal home for anyone looking to settle down and enjoy many happy years ahead."

Description

From the entrance hallway is a spacious and comfortable living room, providing the perfect setting for relaxing with family or entertaining guests with feature bay window overlooking the front. A fitted kitchen is equipped with a range of storage cabinets and space for all the essential appliances, whilst a wet floor shower room can be found off the hallway on the ground floor alongside a handy range of storage cupboards. Upstairs, the property boasts 4 generously sized bedrooms, a rare feature that provides ample space for larger families, guests or those working from home.

Externally, the property benefits from a private driveway with parking for 2 vehicles, together with a detached garage providing additional parking, storage or workshop space. The south-west facing rear garden offers a great outdoor area for children to play or for enjoying summer barbecues and entertaining.

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.

Lower Hallway 12'2" x 8'2" (3.72m x 2.50m)

Living Room 16'9" x 15'0" (5.12m x 4.58m)

Kitchen 14'11" x 7'4" (4.57m x 2.24m)

Shower Room 9'10" x 4'10" (3.01m x 1.48m)

Upper Hallway 14'4" x 3'1" (4.37m x 0.94m)

Bedroom 1 12'3" x 10'0" (3.75m x 3.07m)

Bedroom 2 12'2" x 11'0" (3.73m x 3.36m)

Bedroom 3 10'11" x 10'0" (3.35m x 3.07m)

Bedroom 4 8'9" x 8'1" (2.69m x 2.47m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale on a sold as seen basis.

Key Info

Home Report Valuation: £180,000
Total Floor Area: 107m2 (1150 ft2)
What3words: ///deleting.kebab.workshops
Parking: Driveway & Garage
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: D

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



Energy Efficiency Graph



