Brown&Co
PROPERTIES LTD

01501 741222
info@brownandcoproperties.co.uk



49 Millburn Road

Bathgate, EH48 2AF

Offers over £118,000

2 | 2 | 1 | D

Enjoying a convenient location close to the centre of Bathgate on Millburn Road, this 2 bedroom first floor flat is brought to the market with no onward chain and representing an ideal choice for first time buyers looking to get onto the property ladder or potential investors looking to add to their rental portfolio. The location is tucked a short walk from the bustling town centre, where a range of shops, cafes, restaurants and everyday amenities are within easy reach, making this a practical base for day-to-day living. Those looking to travel further afield for work or leisure will enjoy a train station with regular service nearby, whilst an M8 connection offers easy travel options throughout the central belt.







Description

Dating to the early 1900's with a pretty sandstone façade, the traditional build offers a deceptively spacious property well suited to a single buyer or couple in search of comfortable accommodation on a single level. The 2 bedrooms ensure a versatility for a variety of needs, with the smaller 2nd bedroom equally suited as a nursery, guest-room or home office. The larger main bedroom houses fitted storage space and the bathroom, with a further WC available off the main entrance hallway. A spacious main living room with bright feature windows to the front allows a good space to relax and unwind, whilst a modern fitted kitchen includes storage cabinets and appliances that will remain as a part of the sale. Externally, the grounds to the rear include a drying green shared with the neighbouring residents, with a small allocated area on the title included for private use by 49. Parking is also shared with neighbouring properties at the rear of the building with further parking on-street at 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 13'11" x 13'7" (4.25m x 4.15m)

Kitchen 9'7" x 7'2" (2.93m x 2.19m)

WC 3'7" x 2'10" (1.10m x 0.87m)

Bedroom 1 13'10" x 12'9" (4.23m x 3.89m)

Bedroom 2 8'8" x 7'9" (2.66m x 2.37m)

Bathroom 8'7" x 5'5" (2.62m x 1.66m)

Hallway 26'4" x 7'5" (8.05m x 2.28m)

Key Info

Home Report Valuation: £120,000
Total Floor Area: 64m2 (690 ft2)
What3words: ///achieving.glassware.megawatt
Parking: On-Street
Heating System: Gas
Council Tax: A - £1519.94 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.

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.

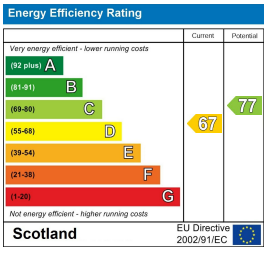
Area Map

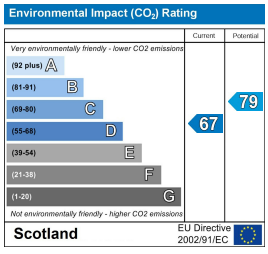


Floor Plans



Energy Efficiency Graph





Unit C, 120 Rigghouse View, Whitburn, West Lothian, EH47 0SE
Tel: 01501 741222 Email: info@brownandcoproperties.co.uk www.brownandcoproperties.co.uk