Brown&Co
PROPERTIES LTD

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# 11 Renton Drive

Bathgate, EH48 2RE

Offers over £175,000

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Tucked within a peaceful part of sought after Wester Inch village in Bathgate, this immaculate 2 bedroom terraced property offers an excellent choice for buyers looking to take their first step on the property ladder. Renton Drive is set back from Leyland Road and is a perfect setting for buyers looking to take advantage of the excellent transport links in the area, with a short drive to the M8 connection and train station to prove especially useful for commuters. For those with children, Simpson Primary School and nursery is a short walk away, with children's playpark and lots of great walking routes well suited to owners looking to explore the surrounding area.

## Description

Internally, the property is presented in ready move-in condition throughout and featuring no onward chain, perfectly assisting buyers who are keen to move with minimal fuss. The comfortable main living room is well suited to cosy nights on the sofa or hosting friends and family, with understair storage ideal for storing everyday essentials. The fitted kitchen is equipped with a range of sleek storage cabinets and space for all the usual appliances, with breakfasting space available for daily meals or a morning cuppa. An adjoining WC offers everyday convenience, with the gas fired combi boiler wall mounted at the rear. Upstairs, the 2 double bedrooms are tastefully presented in calming, neutral tones and offer space for a couple or young family to enjoy a comfortable nights sleep. Wardrobes within the larger rear room will be included within the sale, whilst a hatch leads to the attic area for potential additional storage. The bathroom features a 3 piece white suite, with a chrome mixer shower mounted above the bath to provide best of both washing experiences. Externally, there is residents parking to the front, offering a range of shared parking spaces. The enclosed rear garden is set with low maintenance in mind, with a chipped area and slabbed patio making it easy to enjoy the best of the sunny weather.

## 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 13'4" x 12'11" (4.08m x 3.95m)

Kitchen 9'6" x 9'2" (2.92m x 2.80m)

Bedroom 1 13'5" x 8'1" (4.09m x 2.48m)

Bedroom 2 13'5" x 7'3" (4.09m x 2.23m)

Bathroom 6'4" x 6'1" (1.94m x 1.87m)

## Extras

All blinds, light fittings, floor coverings, washing machine and wardrobe in the main bedroom included in the sale.

## Key Info

Home Report Valuation: £180,000
Total Floor Area: 56m2 (605 ft2)
What3words: ///events.senders.speaker
Parking: Allocated
Factor Fee: £10 per month
Heating System: Gas
Council Tax: C - £2026.59 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 video tour can be found on within the advert and should be viewed at your earliest convenience.

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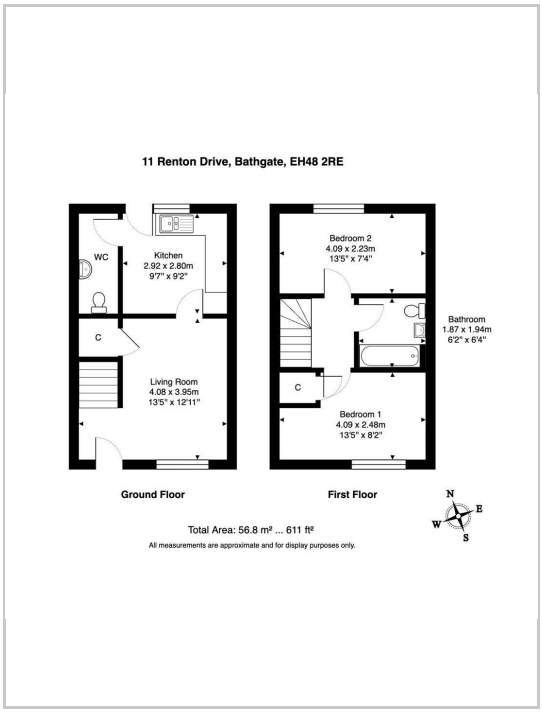
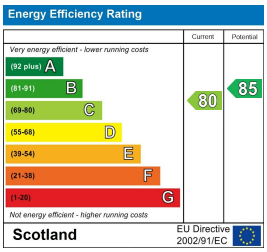
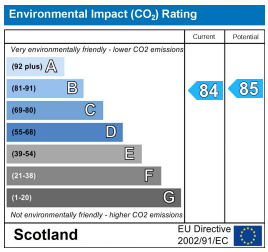
## Area Map

## Floor Plans




## Energy Efficiency Graph