Brown&Co
PROPERTIES LTD

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22 Ballencrief Mill

Balmuir Road, Bathgate, EH48 4LL

Offers over £130,000

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This is a superb opportunity to acquire this seldom available 2 bedroom maisonette, ideally situated within the popular and characterful conversion of Ballencrief Mill in the peaceful outskirts of Bathgate. The location is particularly well positioned for commuters, with excellent road and rail links providing easy access to Edinburgh, Glasgow and surrounding areas. The town centre amenities, shops and recreational facilities are all found within short walking distance, with the property perfectly blending an attractive setting with excellent connectivity that are sure to appeal to first time buyers, downsizers or investors alike.







Description

The property itself is part of a 19th century former mill building which was converted into residential accommodation in the early 1990's. Offering well-proportioned rooms arranged over 2 levels, the property combines the charm of a traditional build with the convenience of modern living. At lower level are the 2 bedrooms, both perfectly ample for a double bed with the addition of fitted wardrobes within the smaller rear room. A further large storage cupboard can be found in the hallway for daily necessities. A family bathroom can also be found on this entry level, boasting a 3 piece suite and splashback tiling. To the upper level is the generous main living room, with feature windows to allow lots of natural light, pretty views and a comfortable space for daily unwinding. The well-appointed kitchen offers a practical range of fitted units and ample workspace, with appliances included as part of the sale if desired. Equipped with double glazing throughout, the property offers a range of storage and panel heaters for daily comfort in the absence of mains gas. Externally, residents benefit from well-maintained communal areas, parking and a pleasant setting within the historic Ballencrief Mill development.

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 9'10" x 3'7" (3.01m x 1.11m)

Living Room 16'4" x 12'7" (4.99m x 3.86m)

Kitchen 8'0" x 7'5" (2.45m x 2.28m)

Upper Hallway 8'5" x 4'11" (2.59m x 1.50m)

Bedroom 1 13'0" x 7'3" (3.98m x 2.21m)

Bedroom 2 10'4" x 8'8" (3.15m x 2.65m)

Bathroom 6'7" x 6'2" (2.02m x 1.90m)

Extras

Any items remaining within the property can be included as part of the sale if required.

Key Info

Home Report Valuation: £135,000
Total Floor Area: 57m2 (615 ft2)
What3words: ///timed.connector.wove
Parking: Residents spaces
Heating System: Electric
Council Tax: D - £2279.91 per year
EPC: E

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.

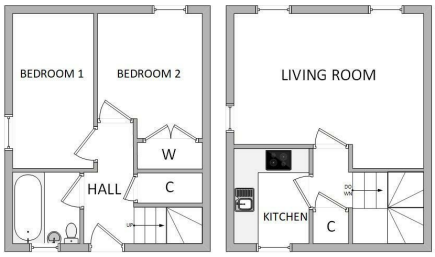
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Area Map



Floor Plans



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Energy Efficiency Graph

