



47 Race Road

Bathgate, EH48 2AP

Fixed Price £130,000



Set within a popular residential location that is within easy reach of Bathgate town centre, is this spacious 2 bedroom terraced house that would be an excellent first time buy. Race Road is part of an established area to the west of the town and is handy for the wide range of amenities on offer in Bathgate and a variety of convenient transport links, proving this to be a perfect base for those commuting throughout the wider region. A nearby choice of schooling for all ages serves the area, with 2 primary schools found in short walking distance from the property doorstep. Popular Meadowpark is a short walk away also, proving especially useful for dog walkers or children to play.



Client Comments

"Race Road has been a lovely home for the past 5 years. Friendly helpful neighbours (#49 takes my bin out every week!). Very convenient for easy walk to train station & all local shops & restaurants."

Description

The property offers perfect space for a couple or young family to grow into with room sizes only found in a property of this age. Two double bedrooms are complemented by a good sized main living room, a fitted kitchen, a family bathroom and the added bonus of a downstairs shower room that was adapted via a former pantry cupboard. Good storage options are available elsewhere in the property including the partially floored attic whilst gas central heating and double glazing offer added comfort, with the combi boiler installed in 2023. The attic area offers potential to convert and extend the accommodation further if desired. A generous west facing back garden is a perfect suntrap in the summer and alongside the front garden they are chipped for easy maintenance. Unrestricted parking is available on-street but there is potential for forming a driveway to the front with a little creativity subject to the necessary 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.

Entrance Hall 4'4" x 3'11" (1.33m x 1.20m)

Living Room 14'6" x 14'3" (4.42m x 4.36m)

Kitchen 10'0" x 9'10" (3.05m x 3.02m)

Shower Room 5'10" x 3'4" (1.78m x 1.04m)

Upper Hall 7'4" x 7'1" (2.24m x 2.18m)

Bedroom 1 14'3" x 11'2" (4.36m x 3.41m)

Bedroom 2 13'2" x 10'0" (4.02m x 3.06m)

Bathroom 7'3" x 5'6" (2.22m x 1.69m)

Extras

All blinds, light fittings, floor coverings, curtain rails and cooker included in the sale. Fridge, freezer and sofas are negotiable.

Key Info

Home Report Valuation: £130,000

Total Floor Area: 83m2 (900 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. 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 complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website 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

