



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14 Muir Road**

BATHGATE, WEST LOTHIAN, EH48 2QL

# 14 MUIR ROAD

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Muir Road is located in a highly desirable spot close to the centre of Bathgate. Grown from a quiet weaving and farming community, the town's bustling streets give no hint of its modest past.

Plentiful shops take care of day-to-day needs and with excellent schooling at primary, through to high school levels, this town has a lot to offer.

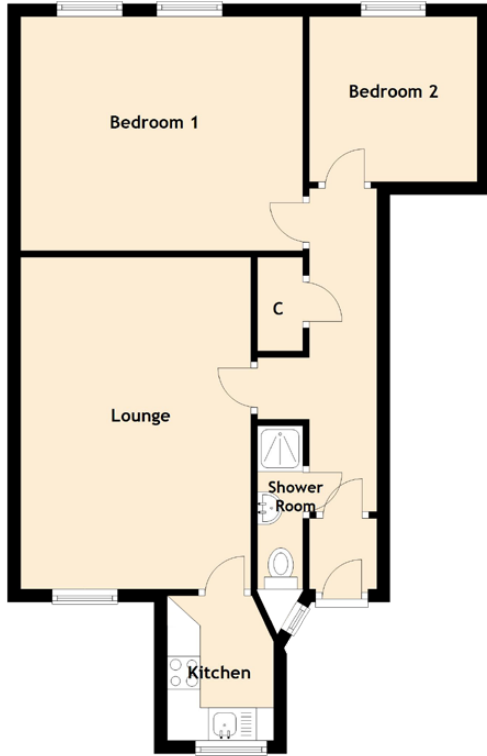
McEwan Fraser is delighted to present this spacious two bedroom apartment to the market. Occupying a preferred first-floor position in a traditional red sandstone terrace, the property boasts excellent proportions, high ceilings, plenty of period character and is presented to the market in good internal order. The apartment also boasts a large communal rear garden, gas central heating, double glazing and has excellent potential as a first time buy or sound buy to let investment.

Accessed through its own door to the rear of the building, internal accommodation is focused

A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema. Minutes from the M8, and just twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.

towards a generous reception room which overlooks the large communal rear garden. There is plenty of space for a larger suite of furniture and a dining table if required. The kitchen is accessed from the lounge and boasts a range of base and wall mounted units with space for free standing appliances. To the front, there are two double bedrooms with the master being a particularly large and spacious room. The internal accommodation is completed by a shower room and a welcoming hallway with built-in storage.

This is fantastic apartment and internal viewing is highly recommended.



# PROPERTY SPECIFICATIONS

**Approximate Dimensions  
(Taken from the widest point)**

Lounge	5.06m (16'7") x 3.51m (11'6")
Kitchen	2.21m (7'3") x 1.62m (5'4")
Bedroom 1	4.30m (14'1") x 3.57m (11'9")
Bedroom 2	2.56m (8'5") x 2.52m (8'3")
Shower Room	2.49m (8'2") x 0.85m (2'9")

**Gross internal floor area (m<sup>2</sup>)**

59m<sup>2</sup>

**EPC Rating**

D

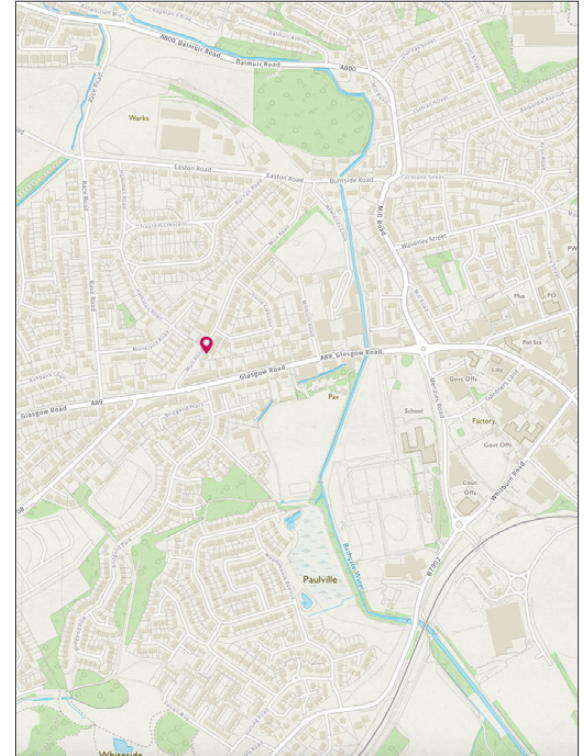


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**Part  
Exchange  
Available**

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