




McEwan Fraser Legal

Solicitors & Estate Agents

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14 Muir Road

BATHGATE, WEST LOTHIAN, EH48 2QL

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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.

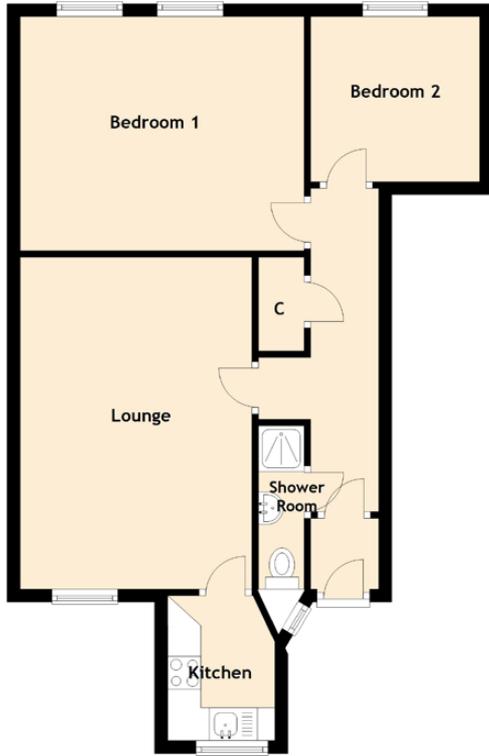
McEwan Fraser is delighted to present this spacious two bedroom apartment to the market. Occupying a preferred first-floor position in a traditional red sandstone terrace, the property boasts excellent proportions, high ceilings, plenty of period character and is presented to the market in good internal order. The apartment also boasts and large communal rear and 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 bedroom 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 (m²)

59m²

EPC Rating

D

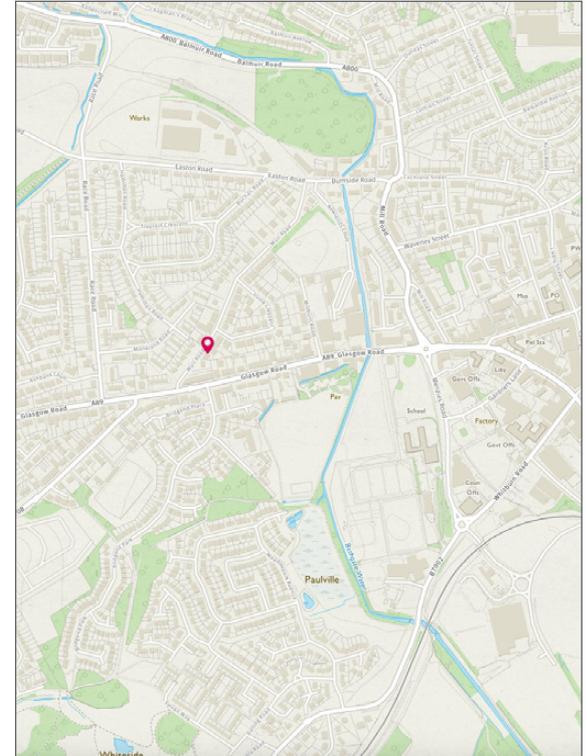


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**Part
Exchange
Available**

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