

47 Philip Avenue

BATHGATE, WEST LOTHIAN, EH48 1LR



*SPACIOUS AND MODERN THREE BEDROOM
FAMILY HOME IN BATHGATE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in the Boghall area of Bathgate. The property is in excellent condition having been mostly upgraded by the current owner. Inside, the property comprises of:

- Fully equipped modern kitchen with gas hob, double oven, integrated fridge freezer and free-standing appliances. This modern space will not disappoint with excellent workspace and storage both above and below the worktop.
- Spacious living/dining area with various possibilities for furniture configurations. This room benefits from dual aspect windows and also from French doors to the large rear garden.
- The home has three well-proportioned bedrooms, two of which are double bedrooms and offer many possible arrangements. Bedroom 1 has large wardrobes which will be included in the sale.
- The family shower room has been updated to a wet room and is in excellent condition.
- The garden is large both front and back with a shed included in the sale for additional storage, the rear garden is well maintained and offers excellent space for being outdoors when the weather permits.

In addition to this, the house benefits from modern double glazing, gas combination boiler which is less than 2 years old with warranty included. Making for a warm and cost-effective home year-round. Last but not least the house has a spacious driveway for off-street parking.



the kitchen





bedroom 1





bedroom 2





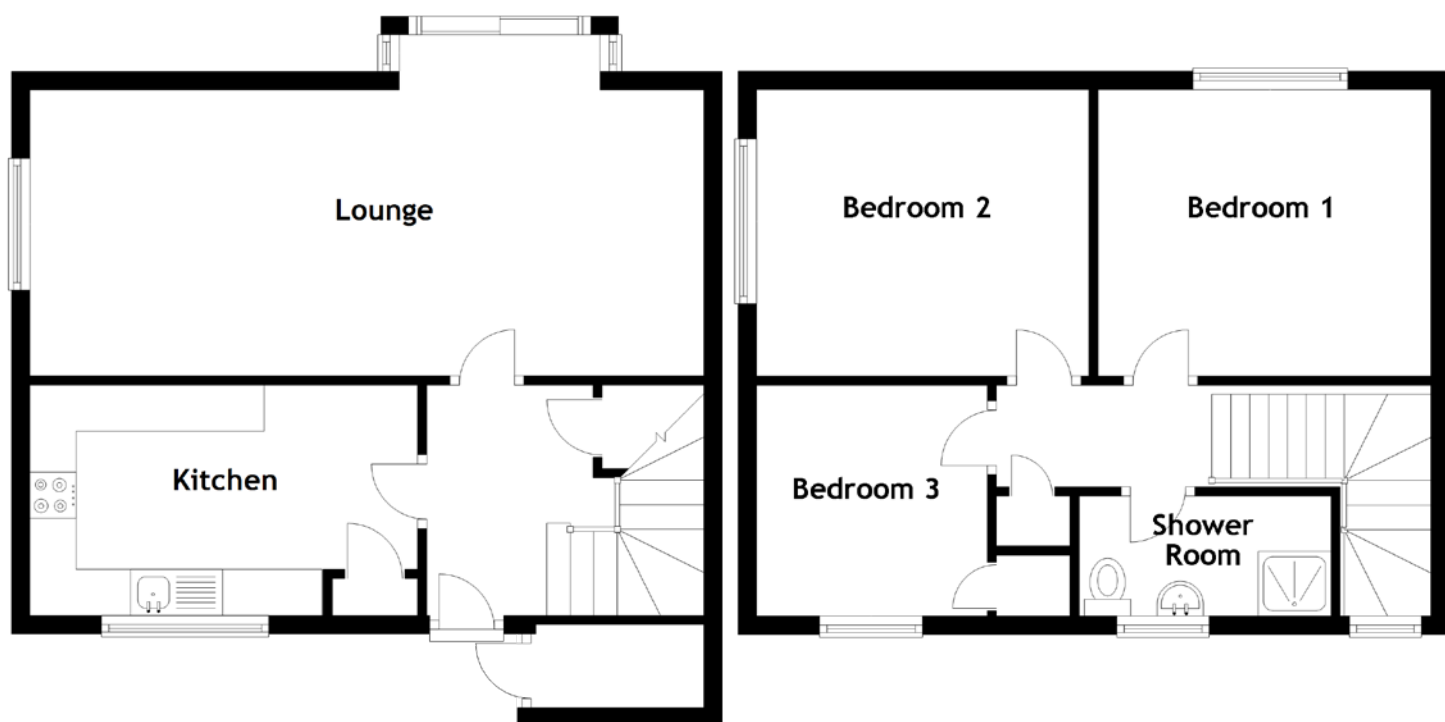
bedroom 3





shower room





Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 3.70m (12'2")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	2.50m (8'2") x 2.50m (8'2")

Shower Room 2.40m (7'10") x 1.30m (4'3")

Gross internal floor area (m²): TBCm²
EPC Rating: TBC

Floor Plan

the garden



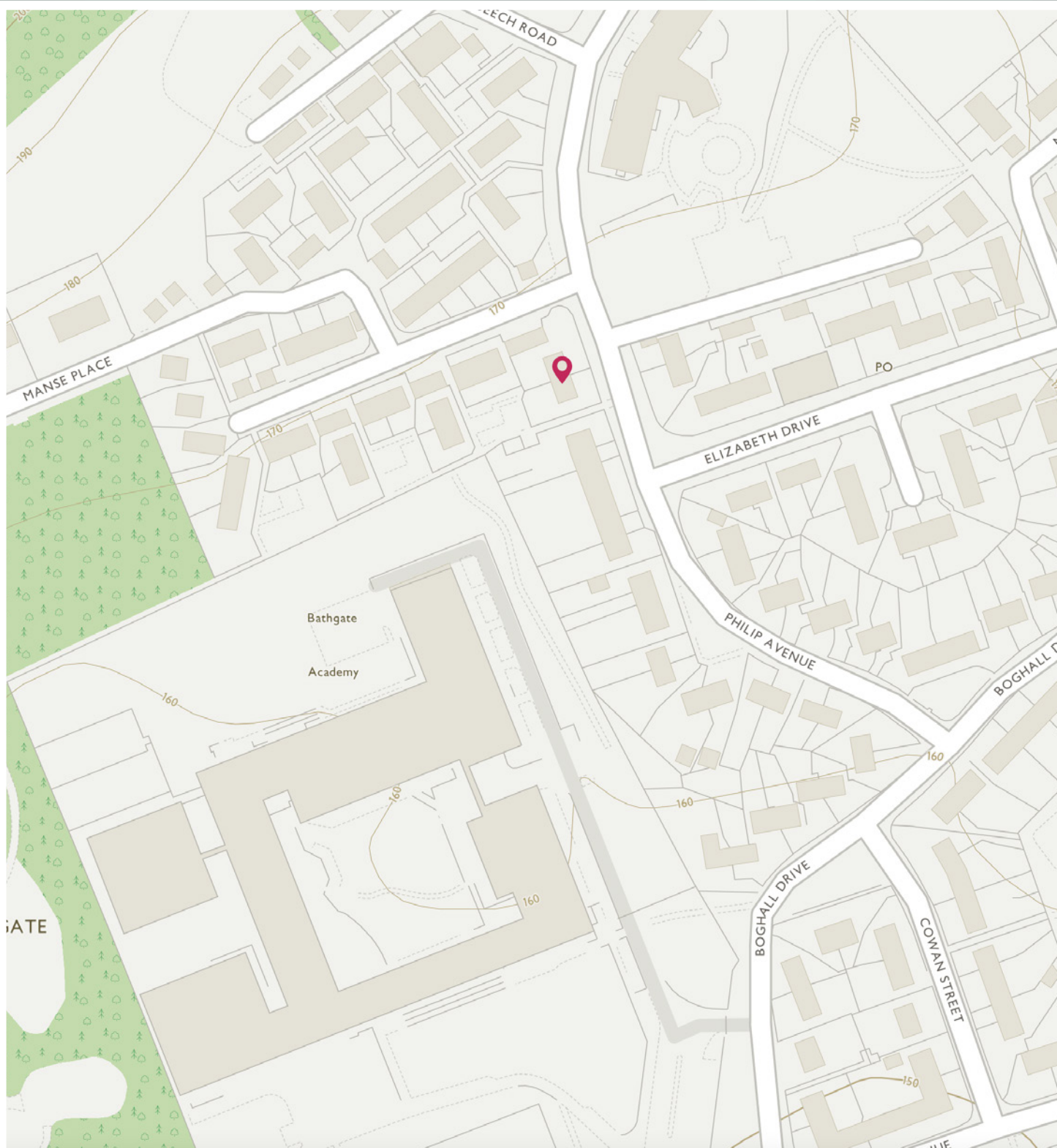


Nestled in West Lothian, five miles to the west of Livingston, Bathgate boasts a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.

The property is only a short, five-minute walk to local supermarkets and fifteen minutes to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is nearby and is easily reached by car in less than ten minutes. 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, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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