



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**58 Dalzell Place**  
ARMADALE, BATHGATE, WEST LOTHIAN, EH48 2QB





# Bathgate

## EH48 2QB

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Armadale is nestled in West Lothian, five miles to the west of Livingston. 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 including excellent rail links to Glasgow and Edinburgh.

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.

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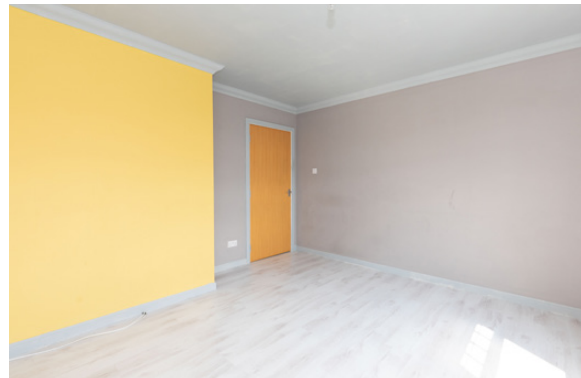


# 58 Dalzell Place

McEwan Fraser is delighted to present this ample two double bedroom first floor flat to the market. The property is presented in good internal order and further benefits from a large loft space, off-street parking, its own front door and a low maintenance rear garden. An ideal first time buy or excellent buy to let investment.

Accommodation is accessed from the stairway which leads to the hallway and dining kitchen offering matching wall and base units, integrated hob, gas electric oven with extractor fan, co-ordinating worktops, splash back tiling and matching flooring. The bright and spacious 'L' shaped lounge has an open outlook. The property further benefits from double glazing and gas central heating.

Internal viewing is strongly recommended.



Lounge | Kitchen





## Bedrooms | Bathroom

## Specifications

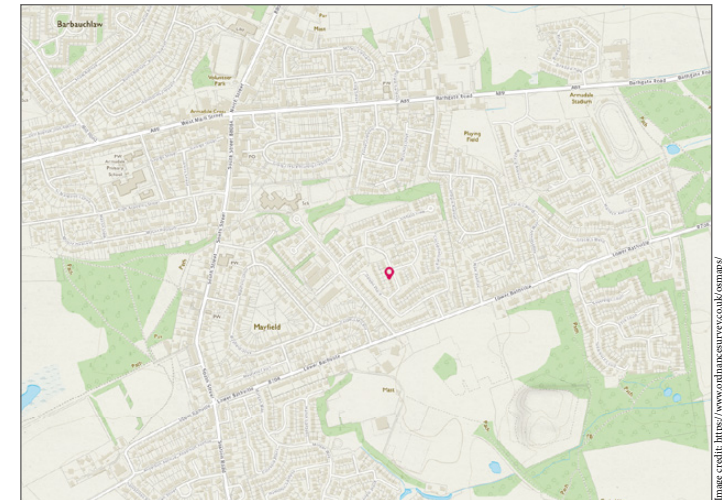


Approximate Dimensions  
(Taken from the widest point)

Lounge	3.91m (12'10") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.41m (11'2")
Bedroom 1	3.52m (11'7") x 3.33m (10'11")
Bedroom 2	3.33m (10'11") x 3.21m (10'6")
Bathroom	2.19m (7'2") x 2.01m (6'7")

Gross internal floor area (m<sup>2</sup>) - 63m<sup>2</sup>

EPC Rating - C







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