

# 54 Pentland Avenue

BATHGATE, EH48 1HW



*Superb two bedroom end terraced house  
in the Boghall area of Bathgate*



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McEwan Fraser is delighted to present this superb two-bedroom end terraced house in the Boghall area of Bathgate. The property is presented to the market in excellent condition and would make an ideal starter home.

# THE LIVING ROOM



Internally, the accommodation is focused on the generous dual aspect living room. Naturally bright and finished with wooden flooring, the living room gives plenty of flexibility for an incoming purchaser to create their ideal entertaining space.



# THE KITCHEN



A stylish modern kitchen is accessed from the living room. Arranged around a range cooker, the kitchen includes a full range of contemporary base and wall mounted units that offer excellent prep and storage space. The dishwasher and washing machine are integrated and space is provided for a freestanding fridge freezer.





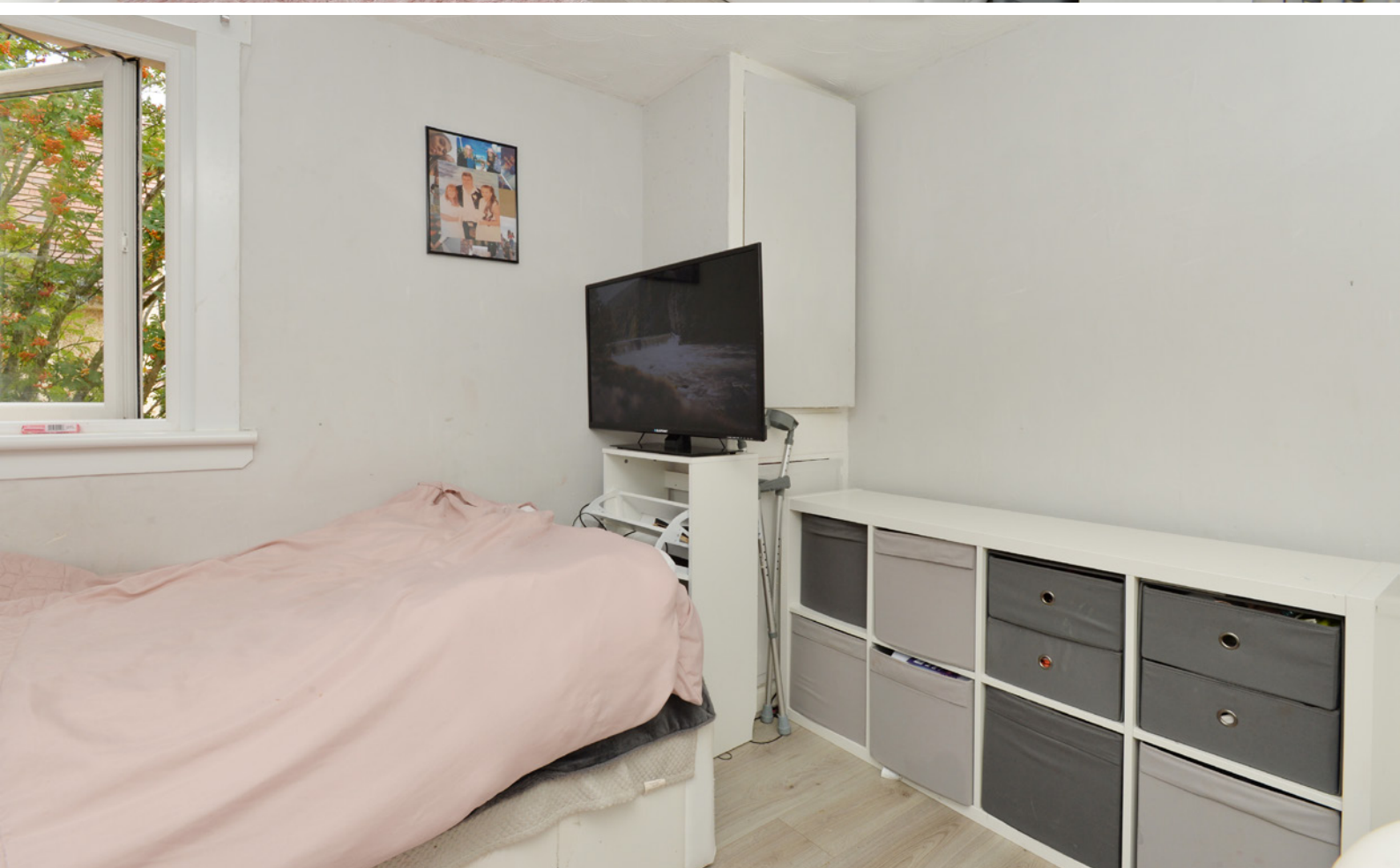
Upstairs, there are two well proportioned double bedrooms and a modern bathroom with a three-piece white suite and shower over bath. For extra warmth and comfort, the house enjoys gas central heating and double glazing.

# BEDROOM 1





# BEDROOM 2





# THE BATHROOM





Externally, the property sits on an elevated plot with front garden, side access and a large rear garden complete with decked area and mature lawn.

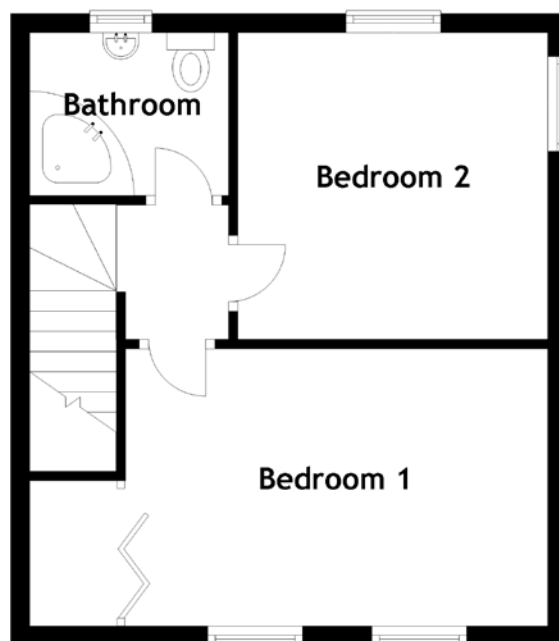
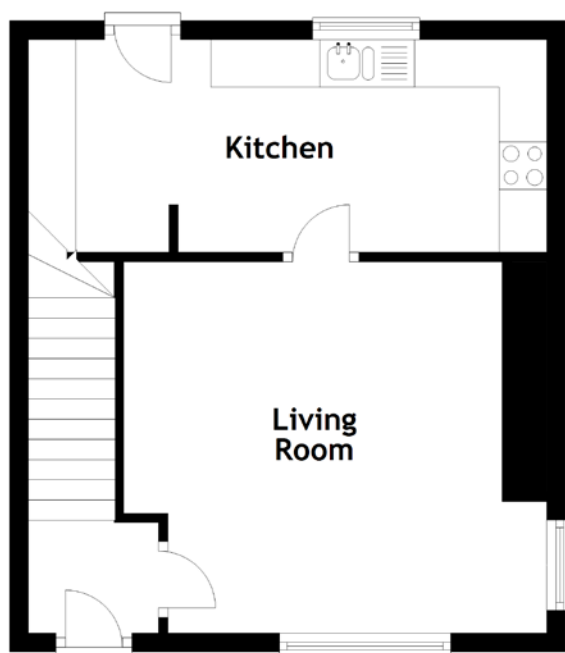
Early viewing will be essential.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

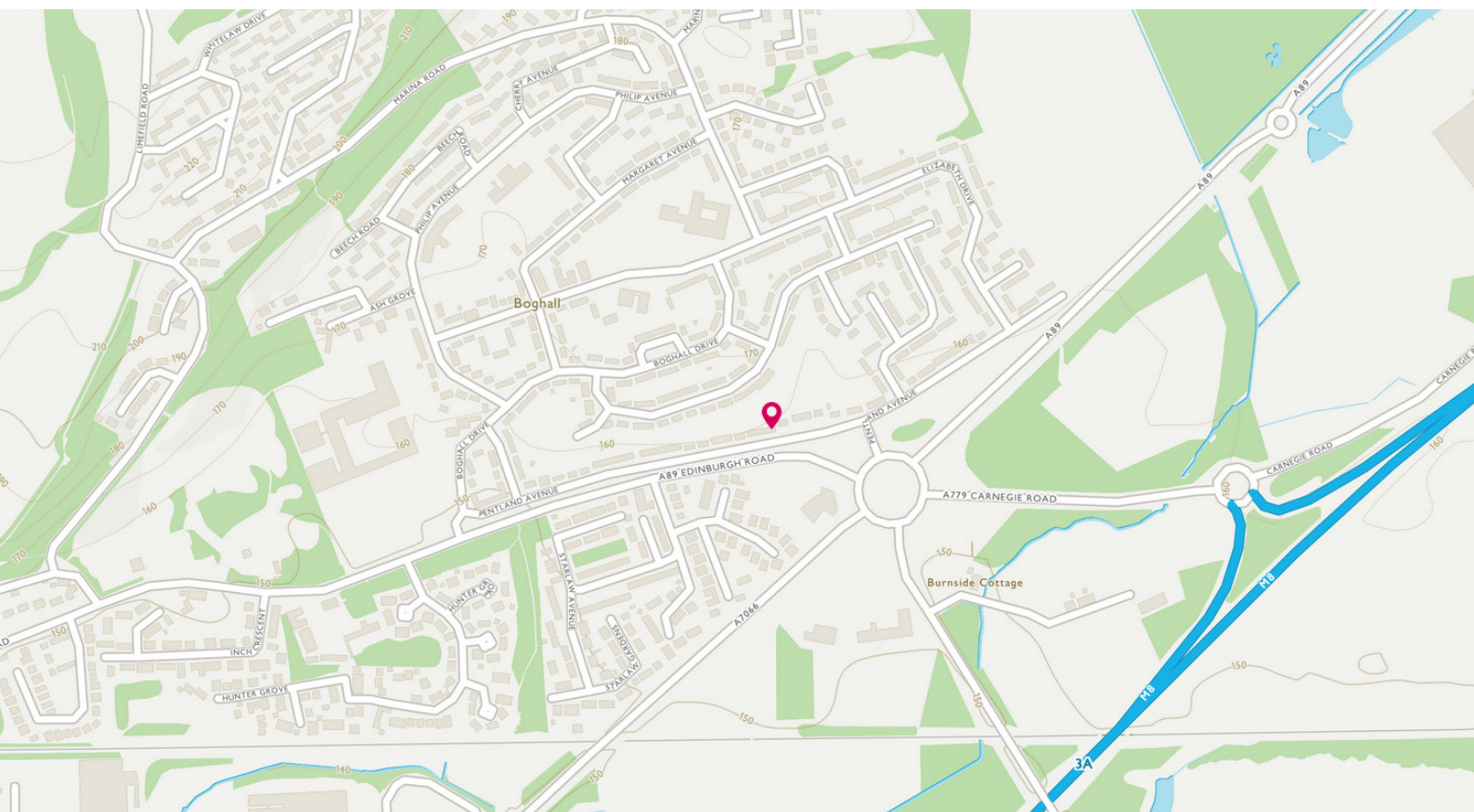


Approximate Dimensions (Taken from the widest point)

Living Room 3.99m (13'1") x 3.91m (12'10")  
Kitchen 5.46m (17'11") x 2.24m (7'4")  
Bedroom 1 4.38m (14'4") x 3.08m (10'1")

Bedroom 2 3.23m (10'7") x 3.17m (10'5")  
Bathroom 2.10m (6'10") x 1.72m (5'8")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: D



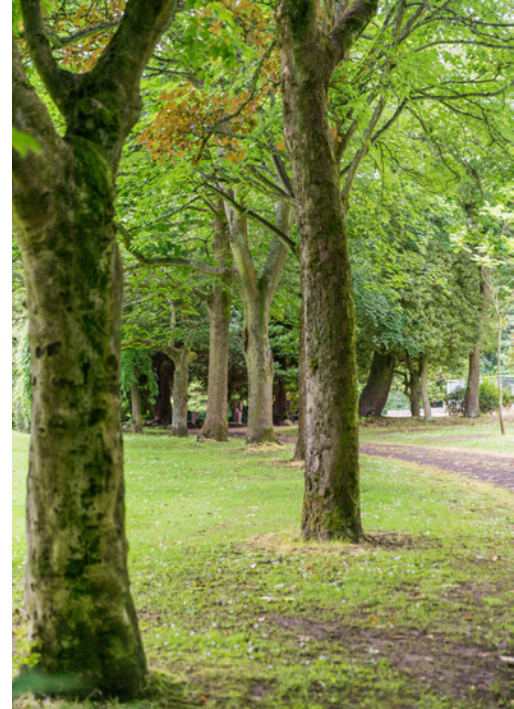


# THE LOCATION

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 adjacent to the estate 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.



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