

# 20 Falside Drive

BATHGATE, EH48 2DG



*Spacious Three Bed Semi-Detached House Situated  
in West Lothian's Popular Town of Bathgate*



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McEwan Fraser Legal is delighted to present the spacious three-bedroom semi-detached house in the popular West Lothian town of Bathgate. The property is presented in excellent condition having been well-maintained by the current owners.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is bright and generously proportioned. This is the heart of the home taking you upstairs and into the kitchen. There are various possibilities for furniture arrangements.
- Fully equipped kitchen which is bright and modern and provides more than adequate space for an aspiring chef. With gas hob fan oven as well as washing machine and dishwasher. From the kitchen, you access the private rear garden which has been well maintained.







# THE KITCHEN







- The house has one main bathroom which is a three-piece suite and is modern with a mains pressure shower.
- The property is very well served by two generously proportioned double bedrooms and one single bedroom.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





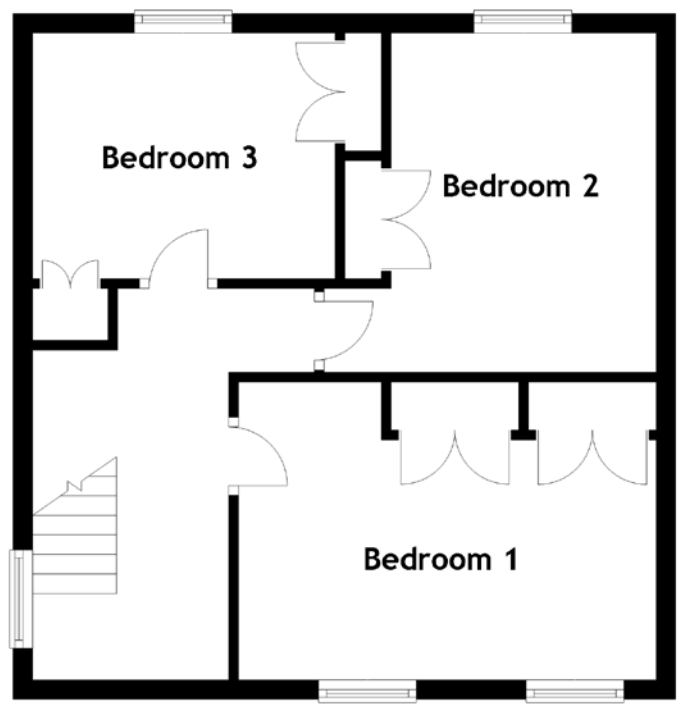
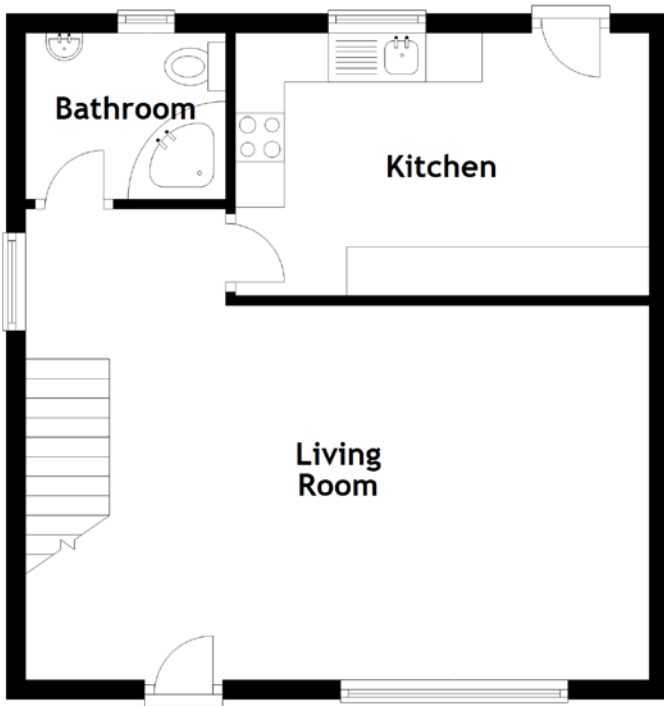
In addition, the house benefits from gas central heating and full double glazing making for a warm, cost-effective home year-round. There is a large front garden with a generous driveway which would accommodate cars with ease.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

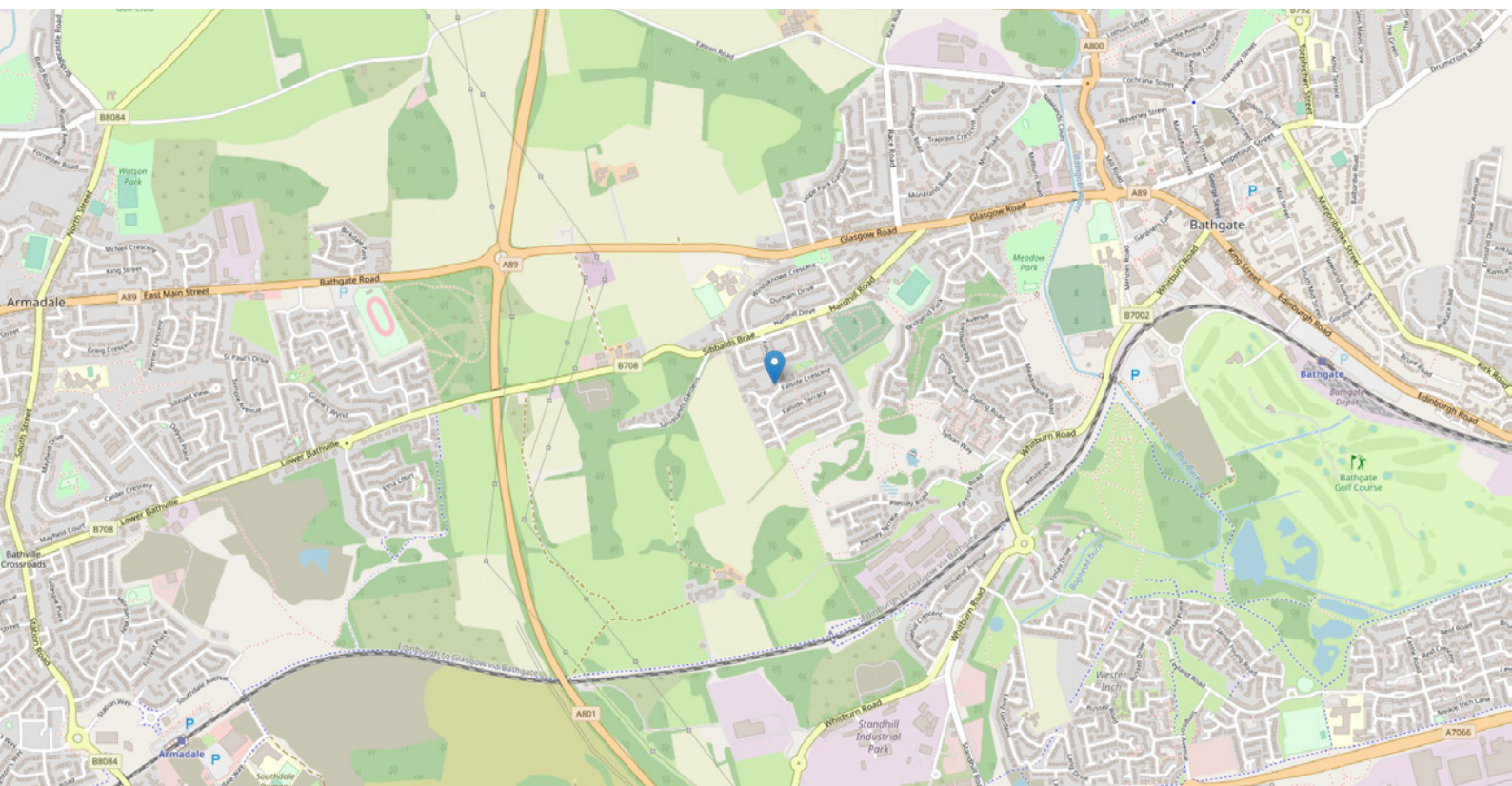
Living Room	8.44m (27'8") x 4.82m (15'10")
Kitchen	4.24m (13'11") x 2.69m (8'10")
Bedroom 1	4.28m (14'1") x 3.04m (10')
Bedroom 2	3.48m (11'5") x 3.40m (11'2")
Bedroom 3	3.10m (10'2") x 2.51m (8'3")

Bathroom

2.05m (6'9") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Fridge, dishwasher and garden tools (petrol lawnmower, strimmer, spades, etc).





# THE LOCATION

Falside Drive is nestled in the Midlothian town of Bathgate. 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 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 commuters looking to escape the city.



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**Part  
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Area Sales Manager



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