



## 2 Morris Bank, Old Deans Road, Bathgate, West Lothian, EH48 1JU

Well-Presented Two Bedroom, Mid-Terrace Cottage

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# Property Description

Well-presented two bedroom, southerly-facing, mid-terrace cottage, with a garden. The property is quietly set in a semi-rural location, close to excellent transport links and the town of Bathgate, Midlothian.

Comprises: an entrance porch, living room, inner hall, kitchen, two double bedrooms, and a shower room.

The property would benefit from modernisation, with features including double glazing, electric heating, contemporary flooring, and good storage spaces. Externally, there is a low maintenance garden to the front with lovely open views of the local countryside.

The bright entrance porch offers space for outerwear, and open into the bright living room which features wood-effect flooring, a feature fireplace, an open-shelved press, an under-stair cupboard, and plain coving.

An inner hall then gives further access throughout the ground floor. Rear-facing, the kitchen has a rear access door and includes fitted units and worktops, an integrated oven and hob, and space for further white goods.

Also rear-facing, a bedroom includes a walk-in wardrobe/dresser and additional storage over the door. Set internally off the hall, a spacious shower room is fitted with a two-piece suite and a corner shower cubicle.

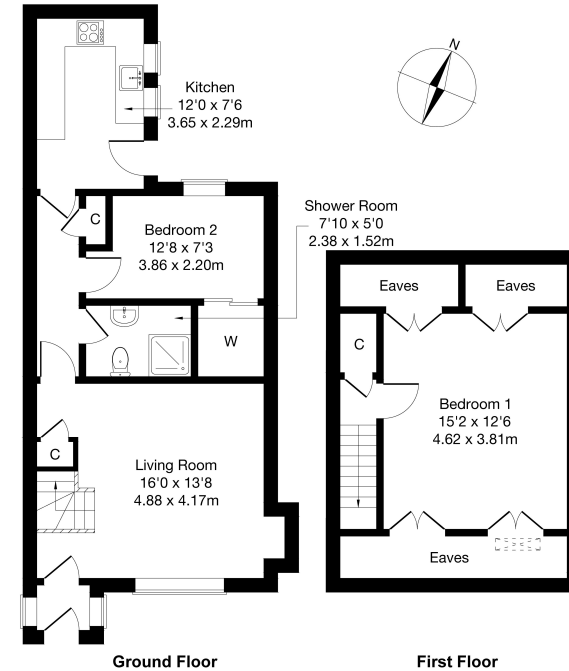
Carpeted stairs lead up from the lounge to a landing with a built-in store cupboard and leads through to a generous first-floor bedroom which offers a Velux window with southerly rural views and access to the extensive and floored eaves space for excellent storage.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bathgate offers a convenient commuting location for both Edinburgh and Glasgow, and offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants and cafés. Further extensive shopping is available in Livingston including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive

local shopping and a range of supermarkets. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.





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