



## 4b Waverley Street, Bathgate, West Lothian, EH48 4HZ

Tastefully Presented, Two Bedroom, Upper Flat, with Gardens, Driveway & Garage

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# Property Description

Tastefully presented and spacious, two-bedroom, upper flat, with a double driveway, garage and gardens. Located in an established residential area of the popular area of Bathgate, West Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with a full range of appliances, a fully tiled bathroom, and multiple TV points. In addition, there is gas central heating, double glazing, and good storage, including a loft space.

The property boasts a generous plot including a lawn, a collection of flexible outbuildings, with a garage to the front, together with a double driveway.

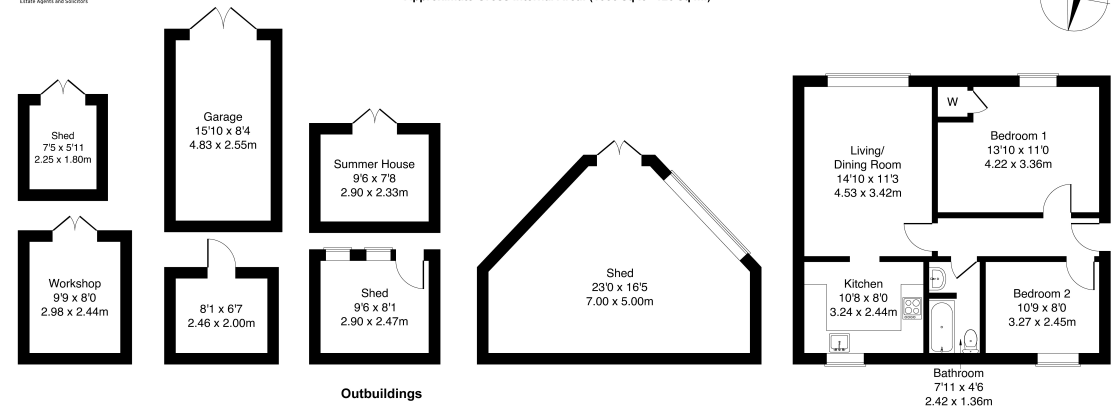
A welcoming entrance hall affords access throughout the majority of the property, with the living room set to the front, offering a spacious room for furnishing, a wall-mounted TV point and an electric fireplace. Set off the lounge, to the rear, a good-sized kitchen is fitted with wood-effect units and worktops, a tiled surround, a sink with a drainer, an integrated oven and hob, and a freestanding washing machine and fridge/freezer.

A generous main bedroom is set to the front, with carpeted flooring, a built-in cupboard, a wall-mounted TV point and overbed fitted storage. A further bedroom is set to the rear, overlooking the garden. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, and partially tiled and partially panelled splash walls.



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Approximate Gross Internal Area: (1356 sq ft - 126 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 is ideally positioned for commuters, with excellent transport links to both Edinburgh and Glasgow, making it a popular choice for professionals and families. The town offers a comprehensive range of amenities, including several supermarkets, respected primary and secondary schools, and a varied selection of high street retailers, independent shops, bars, cafes and restaurants. For additional shopping, the nearby town of Livingston is home to The Centre and

Livingston Designer Outlet, two of Scotland's leading retail destinations. Bathgate also provides plenty for leisure and outdoor enthusiasts, featuring two golf courses and the Balbardie Park of Peace, which includes the local sports centre with a wide range of facilities. Scenic escapes are within easy reach, with Beecraigs, Almondell and Polkemmet Country Parks offering beautiful landscapes for walking, cycling and family outings.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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