



**49 Dundas Street, Bathgate**

Bathgate

Offers Over **£155,000**



## 49 Dundas Street

### Bathgate

Situated within a popular and well established residential area of Bathgate, this generously proportioned three bedroom flat offers bright and flexible accommodation, making it an ideal purchase for first time buyers, growing families or investors alike.

The property is entered via a welcoming hallway which leads into a spacious and naturally bright lounge. The large front facing window allows an abundance of natural light to flood the room, creating a warm and comfortable living environment with ample space for both lounge and dining furniture.

The kitchen is well laid out with a good range of base and wall mounted units, plentiful worktop space, and excellent potential for upgrading or modernisation to suit individual taste. Its practical design makes it ideal for everyday family living.

A particular feature of the property is the three generously sized double bedrooms, each offering excellent floor space and versatility for a range of living arrangements. The rooms provide comfortable accommodation for families, guests or those working from home.



The property further benefits from a family bathroom as well as a separate shower room, providing additional convenience for modern family life.

Externally, there is shared outdoor space offering scope for seating, gardening or simply enjoying the outdoors. Additional benefits include gas central heating, double glazing, and good storage accommodation.

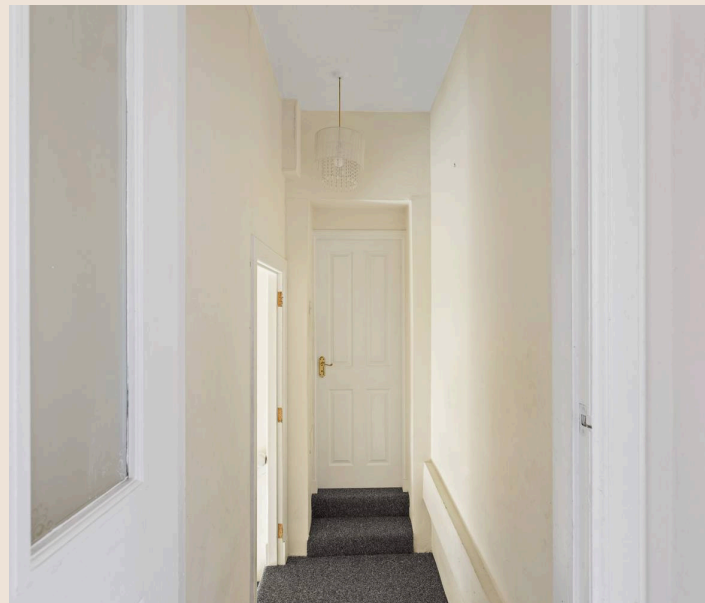
Ideally positioned close to Bathgate town centre, the property enjoys easy access to a wide range of local amenities, schooling, transport links and commuter routes, with Bathgate railway station and the M8 motorway network both within easy reach.

Home Report Value- £160,000

EPC - E

Council Tax Band - B

Square Ft- 797/ 74m<sup>2</sup>









## Bridges Properties

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