



RE/MAX PROPERTY



3 Mossie Terrace, Bathgate, West Lothian, EH48 2UJ

- ***Pretty 2 Bedroom Apartment***
 - ***Modern Lounge***
 - ***Well-Equipped Kitchen***
 - ***Private Balcony***
 - ***2 Impressive Bedrooms***
 - ***2 Lovely Bathrooms***
 - ***Ample Residents Parking***
 - ***Popular New Development***

****BREATH TAKING 2 BEDROOM APARTMENT WITH BALCONY!****

Niall McCabe & RE/MAX Property are overjoyed to present to the market this breathtaking 2-bedroom, 2-bathroom, 1st floor apartment with balcony located at the beginning of Mossie Terrace, Bathgate. The property enjoys a bespoke finish with welcome colourful bursts, a desired open/plan layout & sunny balcony. The ideal first step on the property ladder in a popular pocket of Bathgate.

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, swimming pool, leisure centre, bowling green, golf course and country parks. The area further benefits from being within a close proximity to M8 and Bathgate train station which has a timely and frequent service direct to Edinburgh and Glasgow making this an ideal location for commuting.

Council Tax Band C

Freehold Tenure

Factor Fee – Newton Property Management, circa £93 pcm

The home report can be downloaded from our website.



Entrance Hallway

17' 10" x 2' 11" (5.44m x 0.90m)

The front door opens the large hallway. Here, the contemporary décor and luxurious laminate flooring offer the first glimpse of the quality finishing's on offer. The hallway gives access to two storage cupboards, the living area, family bathroom and the 2 bedrooms.

Lounge/Diner

28' 2" x 15' 0" (8.58m x 4.56m)

The lounge section has been contemporarily which is enhanced by white tones and welcome pops of colour, the living/dining area offers plenty of room for comfortable seating arrangements and offers an attractive space to relax in. The kitchen is to the rear of the room & benefits from having access to the feature balcony, it offers an array of fitted cabinetry with cool slate effect worktops, a vast selection of integrated and freestanding appliances, plus a connected breakfasting bar– ideal for entertaining friends.

Bedroom 1

11' 3" x 9' 11" (3.42m x 3.01m)

With a favourable sunny aspect, and large window which allows the natural light to flood the room, this double room enjoys a popular creamy finish, with en-suite shower room, laminate flooring, radiator, central lighting and ample room for free standing bedroom furniture. There is also TV and network points, wall mounted radiator, and large built-in wardrobe.

En-Suite

8' 11" x 8' 6" (2.73m x 2.60m)

The gorgeous en-suite shower-room comes complete with luxurious tile design, 3-piece suite comprising of wash hand basin, W.C and double shower enclosure.

Bedroom 2

13' 11" x 10' 5" (4.23m x 3.17m)

This is a great sized bedroom which is decorated in neutral tones with subtle tones of grey, there is a large window overlooking the front of the property allowing a lot of light, flooring is laminate & there are several powerpoints.

Family Bathroom

7' 3" x 6' 4" (2.20m x 1.93m)

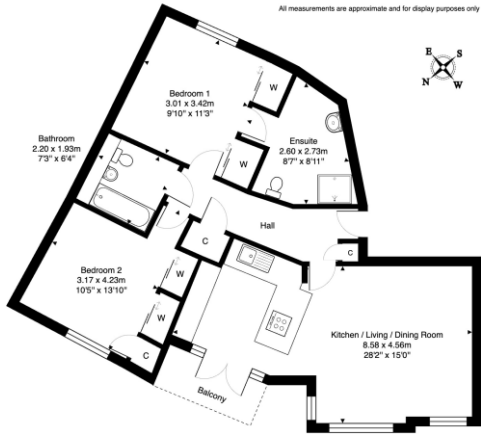
Completing the accommodation is the spectacular three-piece family bathroom, which is perfectly presented in lavish tones and features luxurious flooring and wall design, a bathtub with shower head attachment, wash basin, and WC.



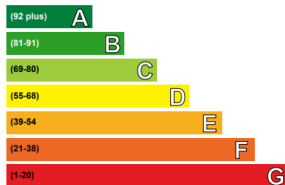
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Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only



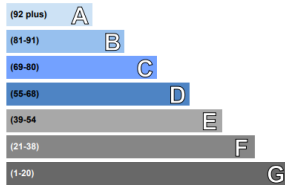
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
84	84

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Niall McCabe
07940 230896

nmccabe@remax-scotland.net

RE/MAX[®] PROPERTY

RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net