

# Fixed Price £72,500

## \*\*\*£2,500 BELOW HOME

### REPORT\*\*\*

- 31 Cochrane Street, Bathgate, West Lothian,  
United Kingdom EH48 4JG



#### Property [Description](#)

\*\*\*£2,500 BELOW HOME REPORT\*\*\* An excellent first time buy or investment property is offered from this well proportioned and popular style lower flat, situated in a central location. The accommodation comprises entrance, hall, spacious lounge, kitchen, large double bedroom and modern refurbished bathroom. Further benefits include gas central heating, double glazing and extras will be included. There is a section of garden to the front and larger shared garden to the rear. On street parking to front. The property benefits from being situated near Bathgate Town Centre where you will find a range of shops to cover everyday needs. Here, you will also find the public library, health centre and nearby sports centre. Public transport from Bathgate is good, with regular bus and rail services to Edinburgh and Glasgow city centre. There is easy access from this area to the M8 Edinburgh to Glasgow motorway and also the surrounding area of Livingston. Flexible/early entry is available.

#### Features

✓ Heating System: **GCH**

#### Basic [Details](#)

Property Type:	<b>Flat</b>
Listing Type:	<b>Under Offer</b>
Listing ID:	<b>1498</b>
Price:	<b>£72,500</b>
Bedrooms:	<b>1</b>
Council Tax Band:	<b>A</b>

#### Address [Map](#)

Country: **United Kingdom**

✓ Garden

✓ Parking:

On Street

County: **West Lothian**

City: **Bathgate**

Postcode: **EH48 4JG**

Street: **Cochrane Street**

Street Number: **31**


Floor Number: **0**


Longitude: **W4° 21' 14.6"**


Latitude: **N55° 54' 18.1"**


## Property [Rooms](#)

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 Living Room  
(14'2x13'1)

 Kitchen  
(10'6x7'3)

 Bedroom  
(14'3x10'11)

 Bathroom  
(6'7x4'7)

## Agent [Info](#)

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No Image

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