



97 Marina Roa
Bathgate EH48 1TA
Offers Over £107,000

Caesar & Howie
Solicitors & Estate Agents



97 Marina Road

EH48 1TA Bathgate

An excellent first time buy is offered from this well presented and popular style end terraced villa, located near schools, public transport and amenities. The kitchen/diner has a good range of modern units, appliances and dining space. A bright lounge has access to the south facing rear garden. On the upper floor, there are two double bedrooms, boxroom and shower/wet room. The property further benefits from external wall refurbishment/thermal clad. Bathgate has a mainline rail station, supermarkets and a bustling town centre. Flexible/early entry if required. Chain free.

- **Entrance hall/stairs**
- **Spacious and bright lounge/patio doors**
- **Modern fitted kitchen/dining room**
- **Upper floor**
- **Two double bedrooms**
- **Box room/nursery**
- **Shower/wet room**
- **GCH & DG**
- **Attractive gardens front, side and rear**
- **On street parking**
- **Council Tax Band A**
- **Many extras**





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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