



63 The Green,
Bathgate, EH48 4DA
Offers Over tbc

Caesar & Howie
Solicitors & Estate Agents



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An excellent family home is offered from this well presented and popular style linked/detached villa, set on a prime corner plot with attractive surrounding gardens. The property benefits from a ground floor bedroom with en-suite, making it ideal if mobility issues need catered for. There are superb open views to the rear, particularly from the upper and garden levels. All rooms are well proportioned and there is excellent further potential for modernisation. The location is within easy reach of schools, town centre amenities, rail station and supermarkets etc. Immediate/flexible entry is available. Chain free.

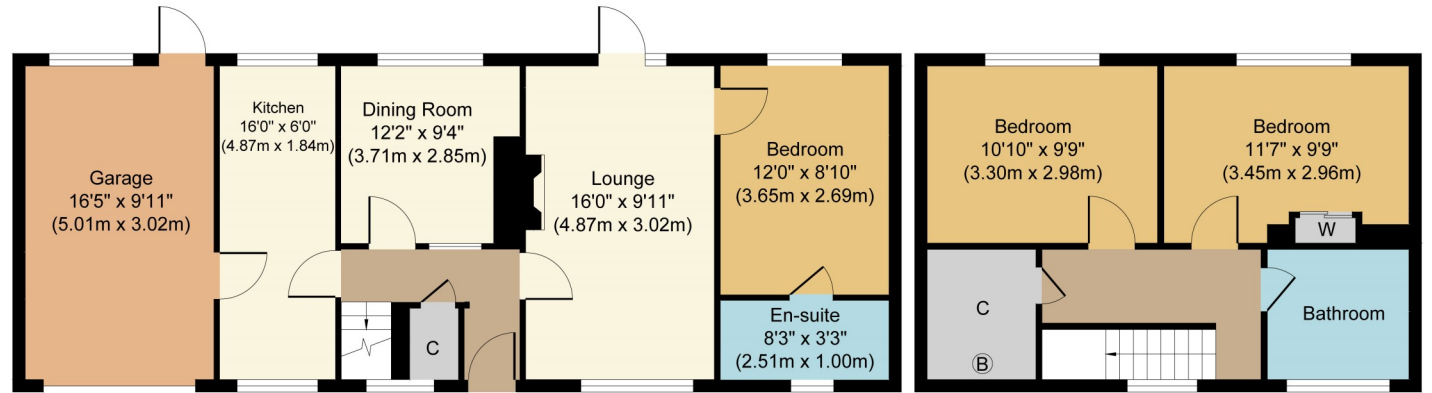
- Entrance hall/storage
- Lounge with feature fireplace
- Bright dining room
- Fitted kitchen/breakfast room
- Bedroom/en-suite shower/ W.C
- Upper landing/storage cupboard
- Two double bedrooms
- Bathroom
- GCH & DG
- Extensive gardens on three sides
- Garage & Monoblock drive
- Council Tax Band D

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk.



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Ground Floor

First Floor



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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