



23 Mill Road
Bathgate EH48 4JJ
Offers Over £190,00

Caesar & Howie
Solicitors & Estate Agents



23 Mill Road, Bathgate, EH48 4JJ

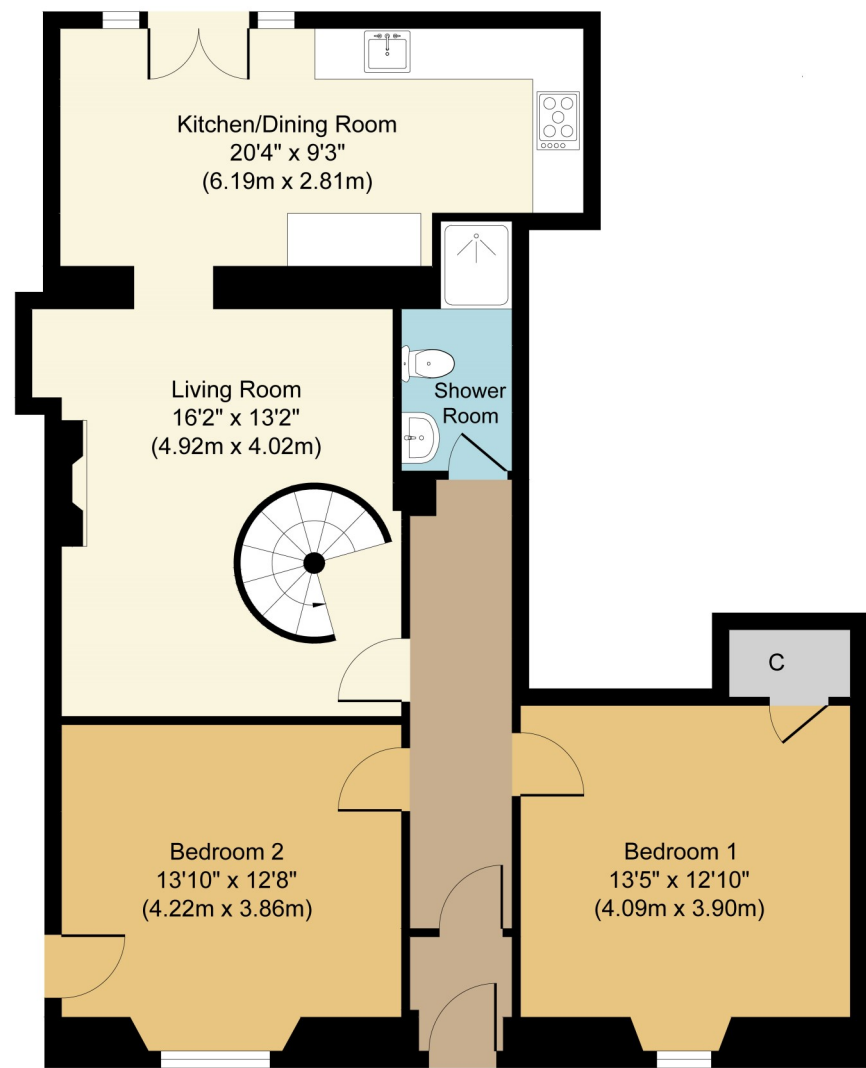
This is a deceptively spacious and traditional style terraced cottage, located in a central and sought after area and well placed for town centre amenities etc. It has broad market appeal, though will ideally appeal to **cash buyer**, has excellent further potential and has many attractive features within. The attic space has been converted to form bathroom and bedroom, it does not have the appropriate certification, therefore is classed as storage only.

- **Entrance & hallway**
- **Living room**
- **Kitchen/dining room**
- **Two double bedrooms**
- **Shower room**
- **Gas Central Heating (Not tested)**
- **Double Glazing**
- **Attic space**
- **Gardens, Summerhouse & parking**
- **Council Tax Band B**
- **Near town centre etc**
- **Please note that this property is being sold as seen. Systems and services have not been tested and no warranty is given to same. No invasive or destructive testing shall be permitted to any part of the subjects. No alterations certification available.**



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





Approximate Floor Area
884 sq. ft
(82.13 sq. m)

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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