



31 Fisher Road
Bathgate EH48 2RB
Offers Over £227,500

Caesar & Howie
Solicitors & Estate Agents



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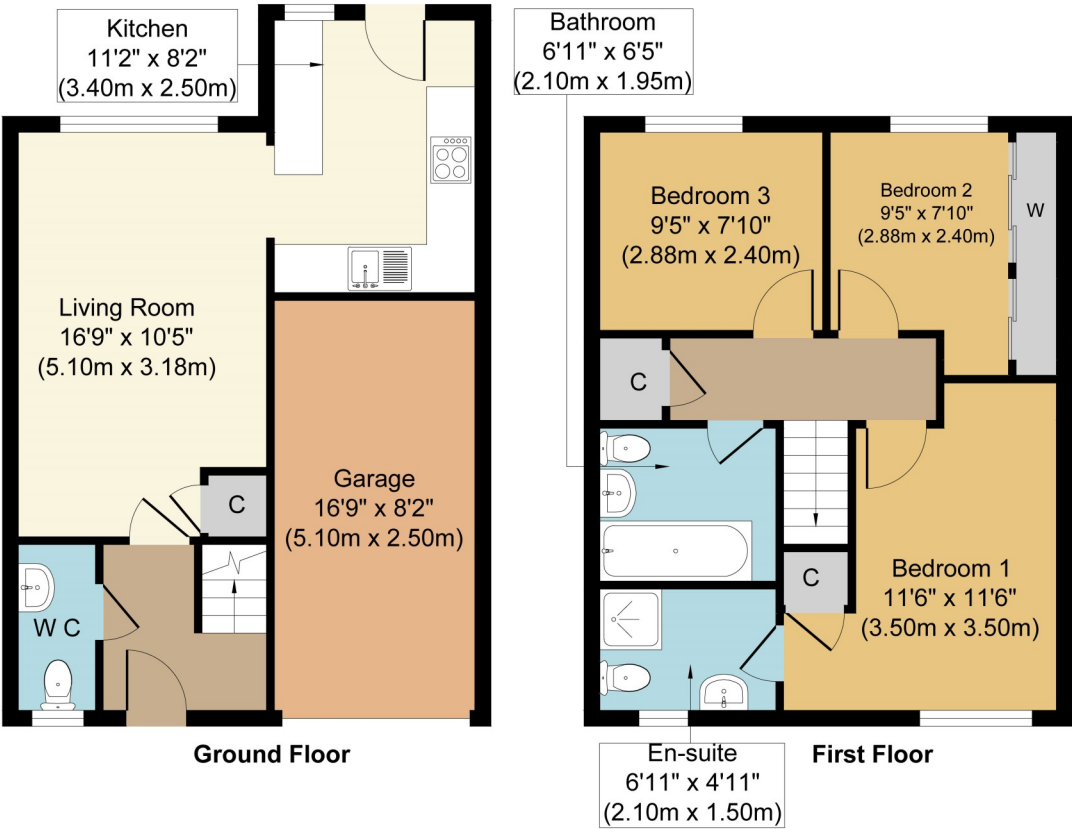
A superb family home is offered from this bright and very well presented semi detached villa, in cul de sac setting and easy access for nearby schools etc. A spacious and bright lounge is semi open plan to modern well equipped kitchen and access to south facing attractive garden. All rooms are well proportioned and the attic has also been fully floored to provide excellent further storage. Many extras are included and flexible/early entry is available with no onward buying chain. The location has easy access to motorway networks, supermarkets, rail station and most amenities. Early viewing advised.

- **Entrance Hall**
- **W.C**
- **Spacious/bright lounge**
- **Well equipped fitted kitchen**
- **Three bedrooms (master en-suite)**
- **Family bathroom**
- **Floored attic/ladder**
- **Integral single garage**
- **GCH & DG**
- **Attractive gardens/sunny position**
- **Paved driveway**
- **Council Tax Band D**
- **Extras**

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



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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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