

# Peterkin & Kidd

Solicitors and Estate Agents

**11**

**MAVIS BANK  
BATHGATE, EH48 4GY**



**OFFERS OVER £164,000**



# 11

## MAVIS BANK BATHGATE, EH48 4GY

Offering a rare opportunity, this well-presented top floor flat enjoys open aspects to the front and forms part of a popular development in Bathgate, minutes from Excite Leisure Centre and a short drive to the town centre and railway station. The property would suit a range of purchasers and is available for early entry.

The door entry system gives access to the stairs to all floors.

The apartment is entered via a timber door which leads to the hallway with two cupboards, one housing the fuse box and meter. Entryphone receiver and hatch to attic.

The living room has twin windows with feature balustrades and enjoys lush open aspects to the front and has ample space for freestanding furniture.

There is a breakfasting kitchen which is fitted with a range of wall and base units with 1½ bowl sink and drainer, co-ordinating worksurfaces and tiling to splashback. The ceramic hob, electric oven, fridge and washing machine are included in the sale but are not warranted. Cupboard housing boiler. Window to rear.

The main bedroom has windows offering open aspects, ample space for freestanding furniture and built-in wardrobes. A door leads to the en-suite shower room which is fitted with a wash hand basin and WC and a separate shower cubicle. Window to side.

The second double bedroom is also well-proportioned and has a range of built-in mirrored door wardrobes.

The part-tiled bathroom completes the accommodation and is fitted with a three-piece suite comprising wash hand basin, WC and bath. Window to side.

## ACCOMMODATION

Hall  
Living room  
Fitted kitchen  
2 double bedrooms (1 en-suite)  
Bathroom

Gas central heating  
Double glazing

## PARKING

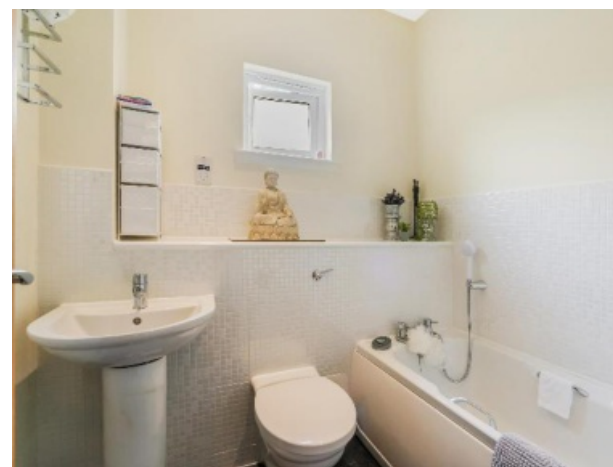
There is an allocated parking space together with visitor parking.

## FACTOR

There are communal garden areas which are maintained under contract. A service charge (£78 per month) is applicable which includes stair cleaning and buildings insurance.

## EXTRAS

All fitted floor coverings, curtains, blinds, two TV/DVD players, breakfast table and chairs and the white goods as specified are included in the sale.





## SITUATION

Bathgate offers good local amenities including primary and secondary schooling and shopping facilities with Aldi, Lidl Morrisons and a Tesco superstore a short drive away. For more extensive shopping, there is the Centre and Designer Outlet in Livingston.

For the commuter, there are bus services linking the surrounding towns and a train station which offers regular services to both Edinburgh and Glasgow city centres, together with easy access to the M8 and M9 motorways and Edinburgh Airport.

## VIEWING

To view, please call Property Department, Linlithgow on 01506 840000.

## OTHER

COUNCIL TAX BAND: C

Please note the property is being sold as seen.

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.





## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025

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*We can open doors for you*

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