

Peterkin & Kidd

Solicitors and Estate Agents

6

ALBERT BUILDINGS, MAIN STREET
WESTFIELD, BATHGATE, EH48 3BX



OFFERS OVER £108,000

6

ALBERT BUILDINGS, MAIN STREET WESTFIELD, BATHGATE, EH48 3BX

Suitable for a range of buyers, this spacious ground floor flat is situated in Westfield, an ideal location for those commuting to Edinburgh, Glasgow or the Central Belt. The village has a primary school with secondary schooling in the catchment area for the highly regarded Linlithgow Academy.

The property is accessed via a uPVC door with glazed panel which leads to the large vestibule with a window to the front.

The hall gives access all the apartments with 2 cupboards, one shelved and one housing the fuse box and meter.

The bright living room has ample space for freestanding furniture and twin recesses. Twin windows to the front offer views over the garden.

The kitchen is fitted with a range of shaker style wall and base units with 1.5 stainless steel sink and drainer, co-ordinating worksurfaces and tiled to splashback. The ceramic hob, extractor hood, oven and washing machine are included in the sale but are not warranted. Boiler. To the rear, there is a large porch / sun room offering versatility of use with a door to the rear.

Bedroom 1 is located to the rear of the property and has ample space for freestanding furniture and a built-in mirror-doored wardrobe.

The second double bedroom is to the front of the property with a recess. Windows to the front overlook the garden.

The modern wet room is fitted with a wash hand basin with vanity storage, WC and wall-mounted Mira Sport shower with wet wall panelling. Window to rear.

ACCOMMODATION

Vestibule
Hall
Living room
Fitted kitchen
Large porch / sun room
2 double bedrooms
Wet room

Central heating, double glazing

EXTRAS

All fitted floor coverings, blinds and white goods as specified are included in the sale. The beds may be available separately.

GARDEN AND EXTERNAL STORE

There is a garden to the front with a central path, bark covering, mature shrubs and a rockery bed with seasonal planting. To the rear, the garden grounds are communal with a shared drying area.

There is a secure, external store which houses the Kerosene tank.





PARKING

There is unallocated parking to the rear, together with on-street parking.

LOCATION

The village of Westfield is situated between Bathgate and Armadale.

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

For the commuter, there are stations at Bathgate, Linlithgow and Falkirk offering regular services to both Edinburgh and Glasgow city centres, together with easy access to the M8 motorway.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
overpower.path.enjoy

OTHER

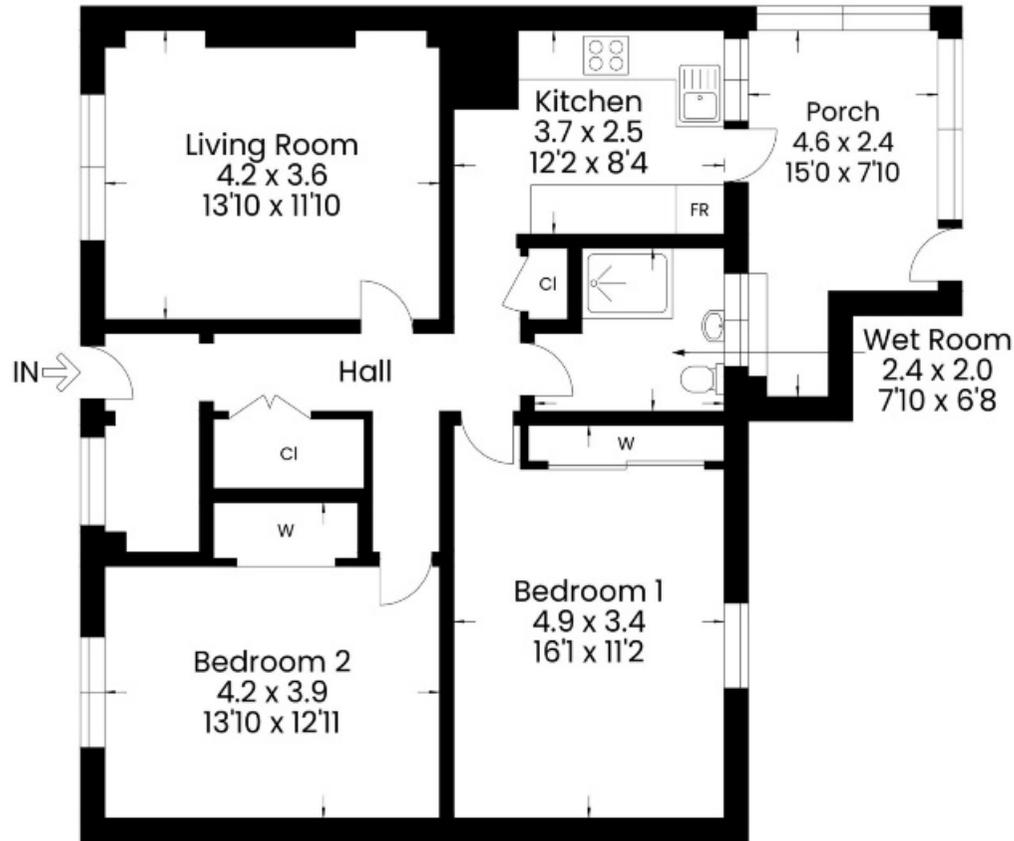
COUNCIL TAX BAND: A

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 2026

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We can open doors for you

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