



35 Balbardie Avenue, Bathgate

RE/MAX SELECT - 01506 532684



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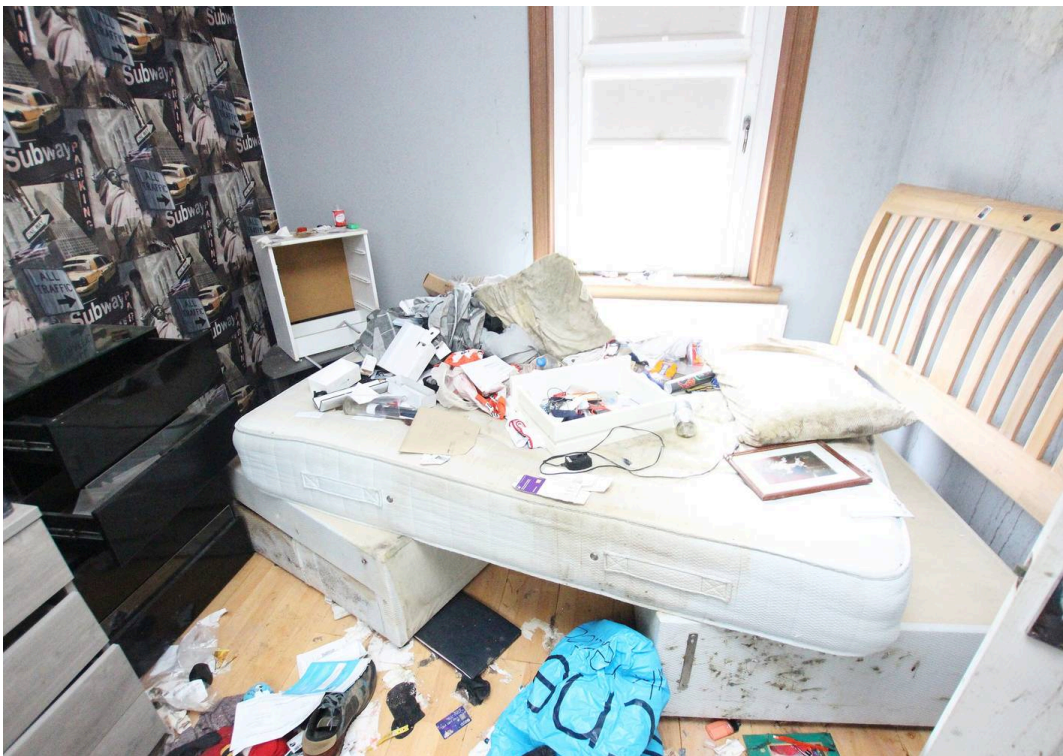
NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this 3-bedroom end-terrace home on the ever-popular Balbardie Avenue in Bathgate. Boasting generous interiors, off-street parking & a prime location within walking distance of the town centre, this property offers fantastic potential. Requiring significant cosmetic upgrading inside & out, it's a superb chain-free purchase!

The ground floor comprises a generous lounge with a front-facing window, a kitchen offering ample fitted cabinetry and access to the rear garden, plus bedroom 3, which offers flexibility to suit the purchaser's needs

Ascending the stairway, you reach the first floor, where both double bedrooms are situated, each enjoying views across the surrounding area. Completing this level is a 3-piece shower room with a glazed window.

Externally, the property benefits from front and rear gardens, complemented by a generous driveway providing ample off-street parking.

Please Note - there are no warranties, or guarantees given on the appliances & systems.





RE/MAX SELECT – *By Niall McCabe*

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