



**RE/MAX** PROPERTY



***47A Hopetoun Street, Bathgate, West Lothian, EH48 4PB***

- **Gorgeous Studio Apartment**
- **Freshly Redecorated Throughout**
  - **Modern Kitchen**
  - **Pretty Lounge/Bedroom**
  - **Sleek Family Bathroom**
- **Ideal Locale - Close To Amenities**
  - **Near Superb Transport Links**
  - **Cash Buy Only - Due To Sqm**

## **\*\*GORGEOUS STUDIO APARTMENT!\*\***

Niall McCabe & RE/MAX Property are overjoyed to welcome to the market this stylish & rarely available studio apartment which has been freshly decorated and located in the centre of Bathgate. The property enjoys luscious interiors, an abundance of natural light & easy access to all amenities the town has to offer! An ideal first time buy, or turn-key investment opportunity. Please note; due to the internal sqm of the property it is a cash buy only.

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance.

**The home report can be downloaded from our website.**

**Freehold**

**Council tax band A**

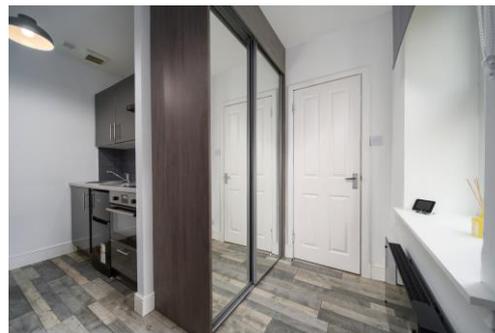
**There are No Factor Fees**



### Entrance Hallway

3' 9" x 3' 1" (1.15m x 0.93m)

Pretty entrance hallway, decorated in neutral hues which sets the tone of the interiors to follow. From here, you enter the lounge area, and the shower room on the right-hand side.



### Open-Plan Living/Kitchen Space

12' 9" x 11' 7" (3.89m x 3.52m)

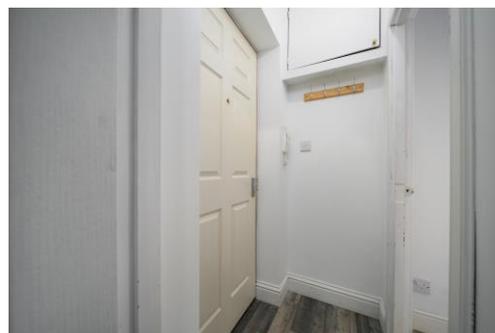
A wonderful open plan space with room to relax, sleep, entertain & cook – the kitchen section is well equipped with a range of base & wall mounted units and contrasting worktop. The lounge/bedroom part boasts gorgeous flooring, fresh décor & a picture window overlooking the rear aspect – which in turn floods the room with natural light. The room also enjoys a built in storage cupboard with the washing machine plumbed in.

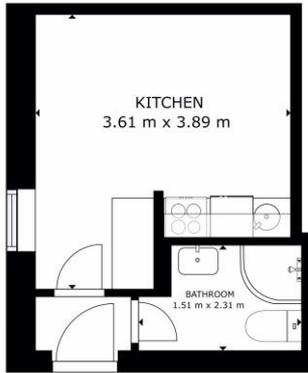


### Shower Room

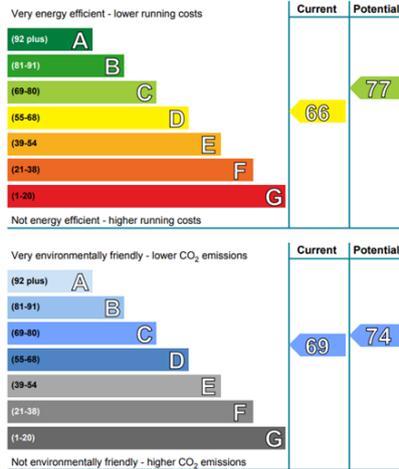
7' 9" x 4' 1" (2.35m x 1.24m)

Gorgeous 3-piece shower room comprising of a large corner shower enclosure, wash hand basin sunk into trendy vanity & a W.C – the walls are fully tiled in a pretty mosaic pattern and the flooring compliments perfectly.





SCOTLAND EXTERNAL AREA  
 HOUSE: 10/10/17  
 TOTAL: 10/10/17



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



**Niall McCabe**  
**07940 230896**

[nmccabe@remax-scotland.net](mailto:nmccabe@remax-scotland.net)