



KnightBain
estate agents

4 Greendykes Road
Broxburn
EH52 5AG
www.knightbain.co.uk

**4 Lindsay Gardens
Bathgate
EH48 1DU
Offers Over £113,500**



Perfectly positioned within the Town of Bathgate lies this modern Two Bedroom Ground floor flat set within a small residential development. Lindsay Gardens is ideally located for the train station which lies within easy walking distance providing regular links to Edinburgh and Glasgow. The apartment boasts fresh decor and newly laid neutral carpets throughout,

Offering secure entry door system, allocated parking space and communal gardens.

Accommodation comprises: Entrance hallway offering two storage cupboards, Spacious Lounge, featuring dual aspect windows providing an abundance of natural light, Dining Kitchen, Master Bedroom with en-suite, with Bedroom Two offering double fitted wardrobe storage and Bathroom.

The property also benefits from gas central heating and double glazing.

The popular Town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of Supermarkets are located within the Town together with a wide variety of local shops, bars and restaurants. Travel within the area is well catered for with easy access to the M8 motorway junctions close-by and Bathgate Railway Station lying within walking distance. A Sports Centre including a swimming pool, tennis court and nine hole golf course is found within the Town.

EPC C

Entrance

Secure entry door system provides access to the welcoming entrance hall leading to internal hallway leading to entrance door to the ground floor flat. Access via wooden door leading to internal welcoming hallway which provides two generous storage cupboards. Access can be gained to all accommodation from the hallway.

Lounge 3.86m x 3.81m (12'8" x 12'6")

A well proportioned room offering dual aspect windows providing lovely natural light. The room offers neutral decor with complimentary carpeting.

Dining Kitchen 4.04m x 2.39m (13'3" x 7'10")

Fitted with modern beech effect base and wall units with complimentary work-surfaces and tiled backdrop. Gas hob, electric oven and extractor hood. Space for a dining table. Vinyl flooring.

Window overlooking communal grounds.

Master Bedroom 3.15m x 2.92m (10'4" x 9'7")

Double bedroom offering soothing neutral tones and freshly carpeted. The room offers fitted wardrobe storage.



En-suite 1.65m x 1.60m (5'5" x 5'3")

Featuring three piece suite comprising corner shower enclosure with mains shower, pedestal wash hand basin and WC. Vinyl flooring.

Bedroom Two 2.41m x 2.41m (7'11" x 7'11")

Bedroom two offers double fitted mirrored wardrobes. Neutral decor with fresh neutral carpeting.

Bathroom 1.70m x 1.60m (5'7" x 5'3")

Featuring three piece suite comprising bath with shower attachment, pedestal wash hand basin and WC Partially tiled walls. Vinyl flooring.

Allocated Parking Bay

The property benefits from an allocated parking bay which is within close proximity. There are also visitors parking bays available.

These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.

4 Greendykes Road, Broxburn, EH52 5AG | Tel: 01506 852000 | Fax: 01506 300450 | info@knightbain.co.uk