




McEwan Fraser Legal
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3 Bisset Place
BATHGATE, WEST LOTHIAN, EH48 2XR

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Bisset Place is one of the the most sought after streets in the popular Wester Inch Village development. This popular bespoke development is less than two miles from Junction 4 of the M8, making it ideal for commuting across the central belt of Scotland.

As well as having great transport links, including Bathgate Train Station only a mile and a half away, the development also puts you in easy reach of a number of attractions, including Five Sisters Zoo and Kirkton Park. Tesco and Morrisons supermarkets are both within a ten-minute drive, perfect for when you forget that all important ingredient. Xcite Bathgate is five minutes from the development and has a swimming pool, gym, 5-a-side pitches and plenty more facilities to keep you in shape and entertained. Simpson Primary School also has an excellent reputation locally.

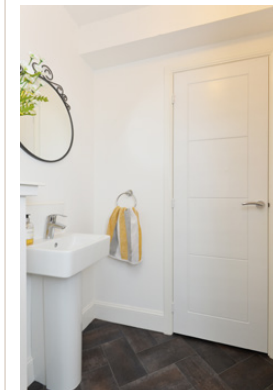
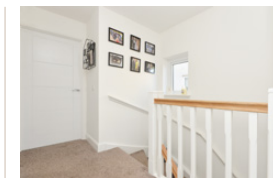
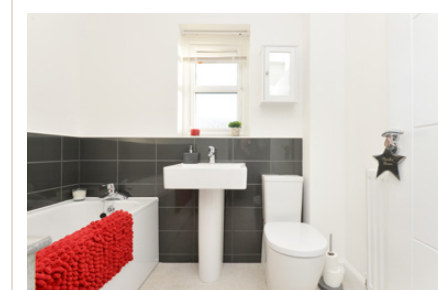
McEwan Fraser is delighted to present this picture perfect three bedroom semi-detached home to the market. Pleasantly situated on sought after Bisset Place, the property is larger than the typical three bedroom property in the area and enjoys excellent proportions throughout. Internally, the property is in immaculate order and boasts a large lounge, dining kitchen, WC, en-suite master bedroom, further double bedroom, third single bedroom and family bathroom. Externally, the property enjoys off street parking and an ample rear garden with a westerly rear aspect, perfect for sunny summer evenings.

The internal accommodation is focused on the charming reception room which is naturally bright an enjoys a contemporary decor. The ample floor space on offer gives scope for a variety of different furniture configurations. The kitchen is accessed from the reception room and runs the full width of the property. The kitchen itself comprises a generous range of base and wall mounted units which offer excellent prep and storage space. Gas hob, electric oven, cooker hood, fridge freezer and dishwasher are integrated. The kitchen also has space for a dining table, access to the WC and two deep storage cupboards. French doors open onto the patio and rear garden.

Climbing the stairs, the first-floor landing gives access to all three bedrooms, family bathroom and a large loft space for additional storage. The master bedroom faces the front of the property and includes an integrated wardrobe and plenty of floor space for additional free standing storage. The master bedroom also has the use of a large en-suite shower room. The second and third bedrooms overlook the rear garden. The internal accommodation is completed by the family bathroom which includes a three piece white suite and partial tiling.

For extra warmth and comfort, the property comes with gas central heating and double glazing throughout.

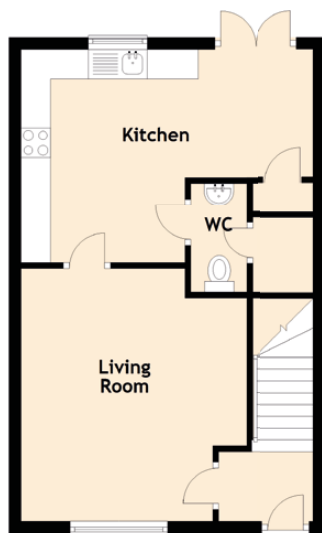
Early viewing will be absolutely essential.



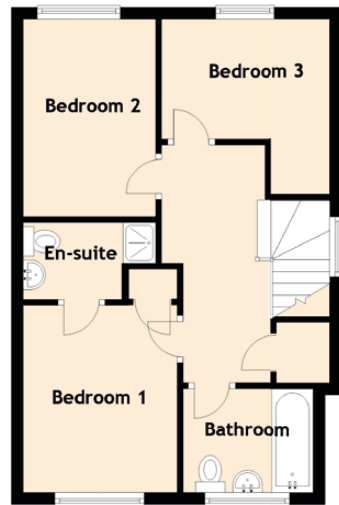
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



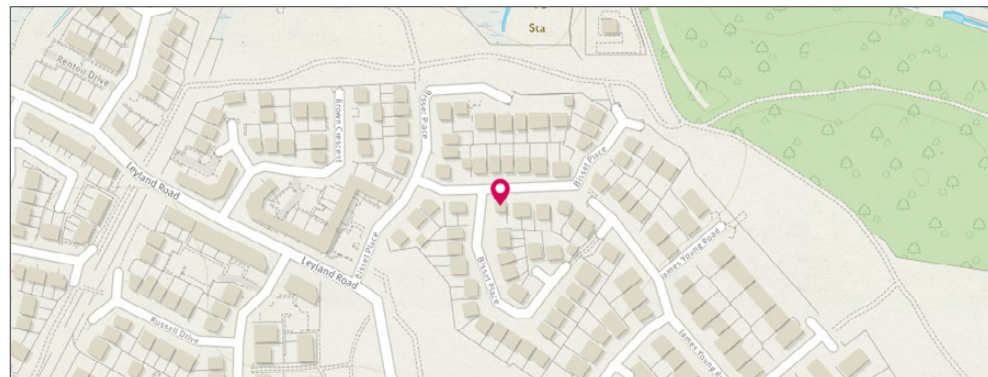
First Floor



Approximate Dimensions (Taken from the widest point)

Living Room	4.28m (14'1") x 3.77m (12'4")
Kitchen	4.97m (16'4") x 3.63m (11'11")
Bedroom 1	3.17m (10'5") x 2.61m (8'7")
En-suite	2.43m (8') x 1.30m (4'3")
Bedroom 2	3.36m (11') x 2.46m (8'1")
Bedroom 3	2.97m (9'9") x 2.49m (8'2")
Bathroom	2.21m (7'3") x 1.76m (5'9")
WC	2.06m (6'9") x 1.05m (3'5")

Gross internal floor area (m²): 79m² | EPC Rating: B



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Text and description
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