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88 Inch Wood Avenue

BATHGATE, WEST LoTHIAN, EH48 2EF

Bathgate



Nestled in West Lothian, 5 miles to the West of Livingston, you'll find Bathgate. Grown from a quiet weaving and farming community, the town's bustling streets give no hint of its modest past. Plentiful shops take care of day-to-day needs, and with excellent schooling at primary through to high school levels, this town has a lot to offer. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you'll find several restaurants, bars and an excellent cinema. Minutes from the M8, and just 20 miles from Edinburgh, and 25 miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.





124 Wood Avenue



We are delighted to present to the market this magnificent four bedroom detached house that offers great flexibility, it is positioned in a quiet street but is not far from all amenities. To the front it has a double garage and into the property the hall has marble tiles and the lounge and office have solid wood flooring.



In brief the accommodation on the ground floor is a good sized lounge, a room that is currently used as an office (but could be suitable for another bedroom), a dining room, kitchen utility room and toilet. The kitchen has a breakfast bar and room for a dining area, well appointed base and wall units and has a four gas hob, two electric ovens and a

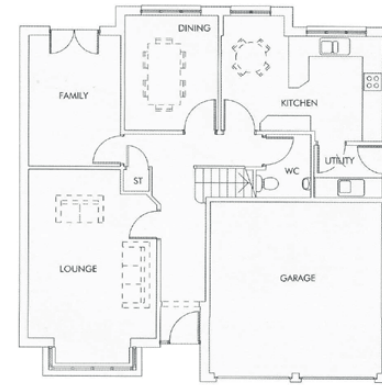
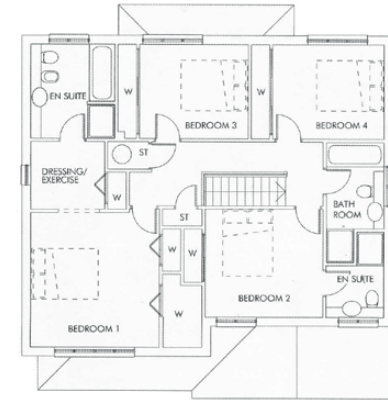
fridge freezer. The utility room has a dish washer and washing machine.

Upstairs there are four double bedrooms, all have large wardrobes, two which are en suite and a bathroom - the main bedroom has an additional changing room and walk in cupboard and the en suite has a WC, basin, bidet, large shower room and a bath. The attic can be used for additional storage if required.

The front garden is mainly grass to the driveway and the rear garden is very well maintained with a patio section, decking and has a hot tub and also a garden shed.



THE SPECIFICATIONS



Gross internal floor area (m²)

167m²

EPC Rating

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Extras
(Included in the sale)

All white goods, fridge freezer, oven,
washing machine and dishwasher - all
other items by separate negotiation.



UPPER FLOOR

Lounge (into bay)	3.80 x 5.80m	(12'6" x 19'0")
Dining Room	2.79 x 3.42m	(9'2" x 11'2")
Kitchen	2.80 x 3.12m	(9'2" x 10'3")
Dining Area / Kitchen (into bay)	1.99 x 3.41m	(6'6" x 11'2")
Utility	2.04 x 1.56m	(6'8" x 5'1")
WC	1.34 x 1.87m	(4'5" x 6'2")
Family	2.73 x 3.89m	(8'11" x 12'9")
Garage	5.09 x 5.08m	(16'8" x 16'8")

GROUND FLOOR

Bedroom 1	3.83 x 4.00m	(12'7" x 13'1")
Dressing/Exercise Room	2.20 x 2.02m	(7'3" x 6'7")
En Suite	2.50 x 2.80m	(8'2" x 9'2")
Bedroom 2	3.50 x 3.21m	(11'6" x 10'6")
En Suite	1.72 x 1.53m	(5'8" x 5'0")
Bedroom 3	3.24 x 2.80m	(10'7" x 9'2")
Bedroom 4	3.30 x 2.80m	(10'10" x 9'2")
Bathroom	1.71 x 2.56m	(5'7" x 8'5")

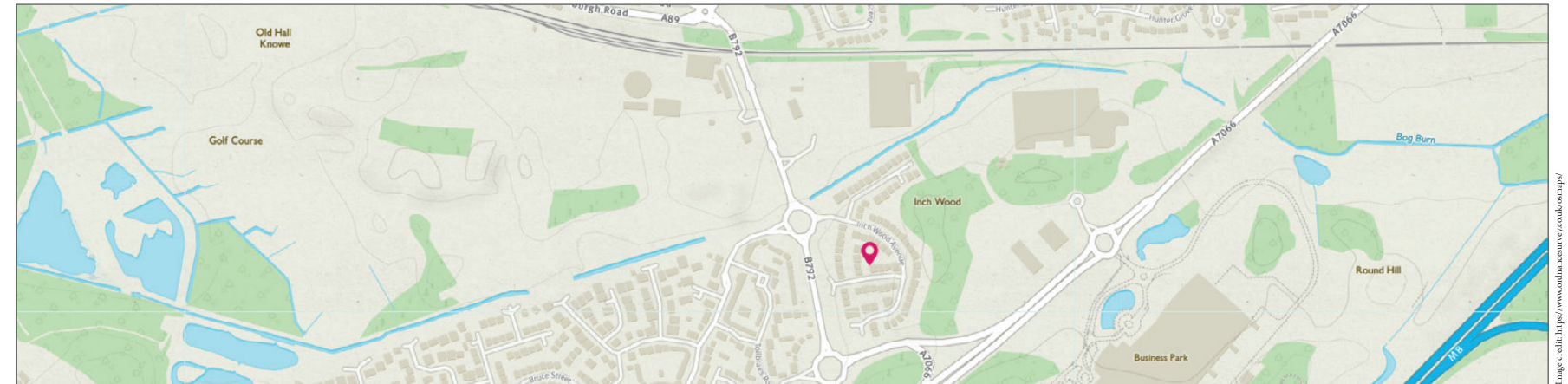


Image credit: <https://www.online-survey.co.uk/gallery/>




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Part
Exchange
Available



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