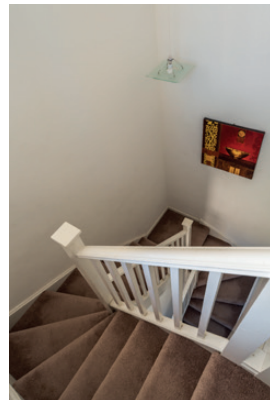





McEwan Fraser Legal
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0131 524 9797

5 Academy Place
BATHGATE, WEST LOTHIAN, EH48 1AS



5 ACADEMY PLACE

Nestled in West Lothian, five miles to the west of Livingston, you will find Bathgate. Grown from a quiet weaving and farming community and dabbling in small-scale lime and coal quarrying, the town's bustling streets give no hint of its modest past. Plentiful shops take care of day-to-day needs, including a Morrisons, Tesco and an Aldi supermarket. Local residents and visitors can easily spend a few enjoyable hours exploring Bathgate's shops. There is a great selection of restaurants and bars, as well as fashion, gift and jewellery stores, bridal emporiums and specialist cake-makers. For those who enjoy a good rummage there is a great opportunity to pick up a real bargain at Bathgate's open-air market, which is open every Wednesday, Friday and Saturday. A quick trip to the nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. The area also boasts excellent nurseries and schooling from primary through to secondary levels. Bathgate Sports Centre with its impressive

facilities and new swimming pool are within a five minute walk of the property, as well as a number of lovely local walks and recreational parks, proving this town has a lot to offer.

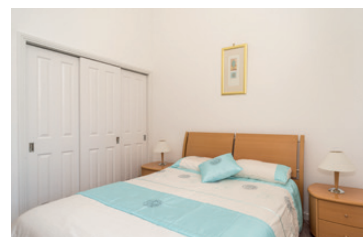
The property is also minutes from the M8, just twenty miles from Edinburgh, and twenty five miles from Glasgow. Bathgate Train Station is a short walk from the property, with regular trains to both Edinburgh and Glasgow.

An excellent opportunity has arisen to acquire this highly desirable, main door apartment, well situated within the Academy Place area of Bathgate. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway including large storage cupboard, with stairs leading to the upper level

allowing access to all accommodation. You will discover a spacious open plan lounge/kitchen/diner with high ceilings and sash and case windows, which allows an abundance of natural light to flood the room. The kitchen benefits from integrated ceramic hob, oven, extractor hood, washer dryer, dishwasher, fridge and freezer, the master bedroom with built-in wardrobes and hosting a three-piece, en-suite shower room, a further double bedroom with a built-in wardrobes and partially tiled family bathroom benefiting from electric shower over bath.

This property also benefits from secure door entry system, gas central heating, sash and case windows throughout and ample storage throughout the property. Communal garden grounds surround the property, including residents parking and more than adequate on-street parking to accommodate for family and friends.



MAGNIFICENT GRADE A LISTED MAIN DOOR FLAT

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

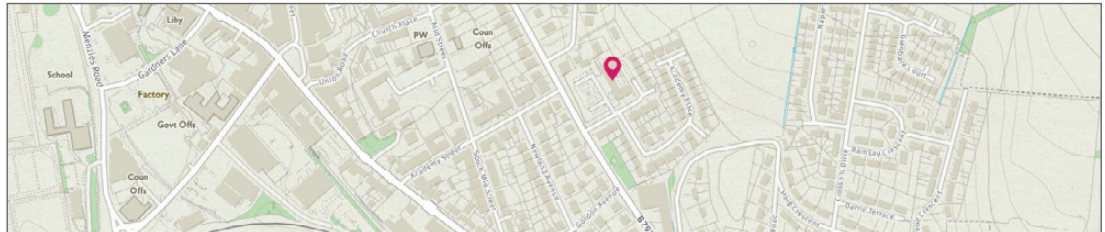
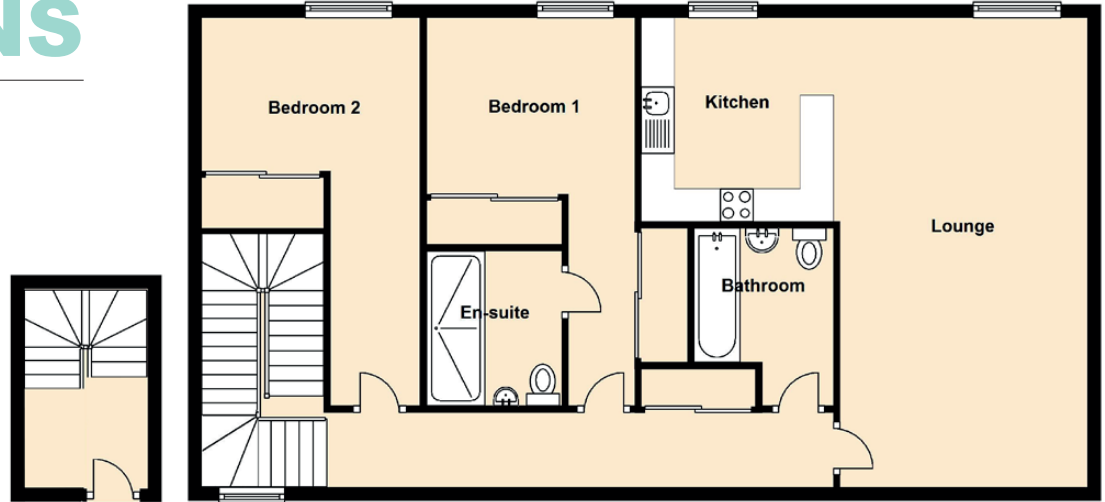
Lounge	7.09m (23'3") x 3.74m (12'3")
Kitchen	3.08m (10'1") x 2.91m (9'7")
Bedroom 1	5.20m (17'1") x 3.15m (10'4")
En-suite	2.04m (6'8") x 1.77m (5'10")
Bedroom 2	5.86m (19'3") x 3.30m (10'10")
Bathroom	2.68m (8'10") x 2.11m (6'11")

Gross internal floor area (m²) - 94m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window dressings and all integrated kitchen appliances. There may be the opportunity to purchase additional items under separate negotiation.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GILLIAN MUNRO
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
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Designer

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