



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



**13, STRATHLOGIE,**

---

**WESTFIELD,  
NR BATHGATE EH48 3DA**



RALPH SAYER  
SOLICITORS & ESTATE AGENTS



## 13, STRATHLOGIE

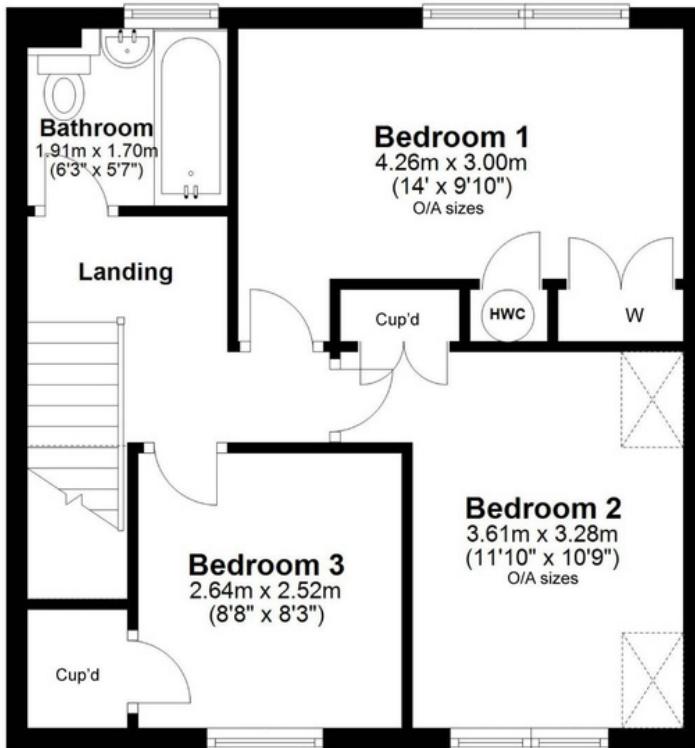


WESTFIELD  
NR BATHGATE EH48 3DA



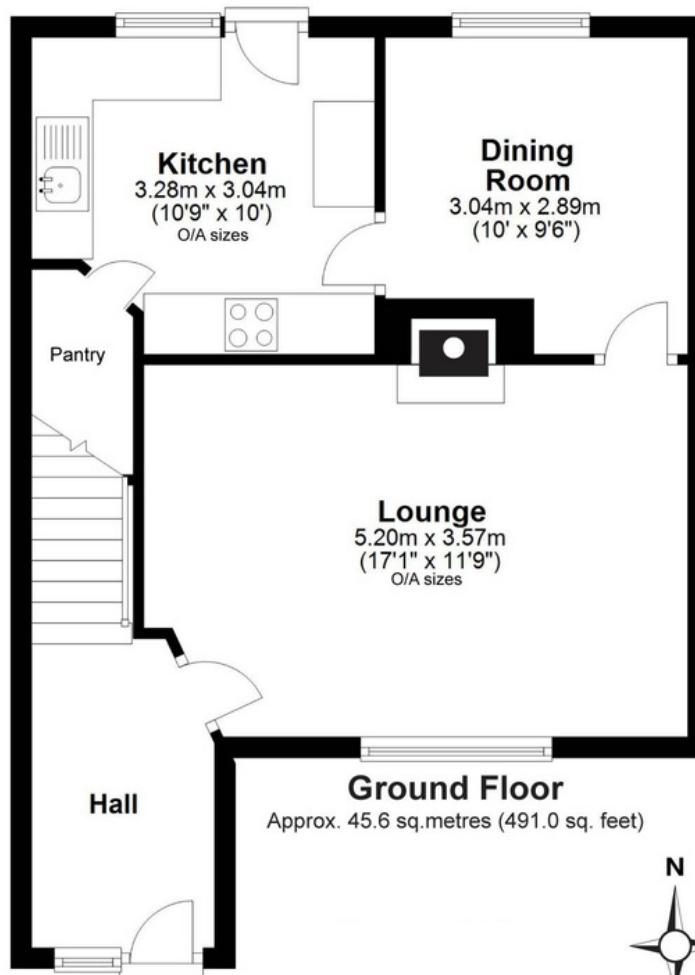
**S**et within the sleepy hamlet of Westfield by Bathgate, this enchanting three bedroom end of terrace villa offers a great family home in a semi-rural setting. The properties are set around a communal 'green', with-in an established residential area.

# FLOORPLAN



## First Floor

Approx. 42.1 sq.metres (452.9 sq. feet)



## Ground Floor

Approx. 45.6 sq.metres (491.0 sq. feet)

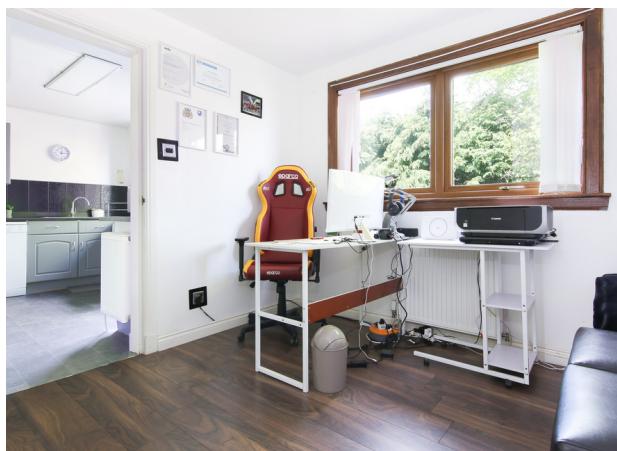


Total Area: approx. 87.7 sq.metres (943.9 sq. feet)

# SPACIOUS AIRY SPACES



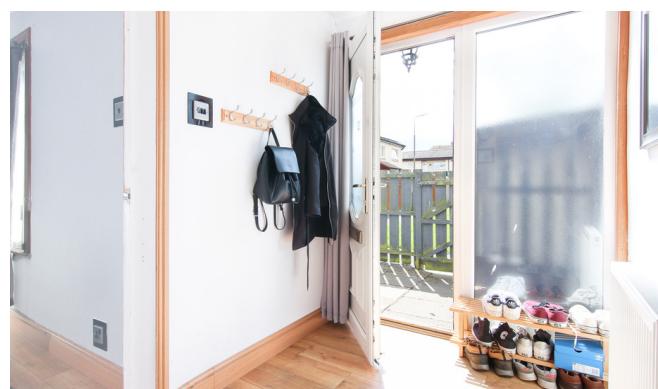
RALPH SAYER  
SOLICITORS & ESTATE AGENTS



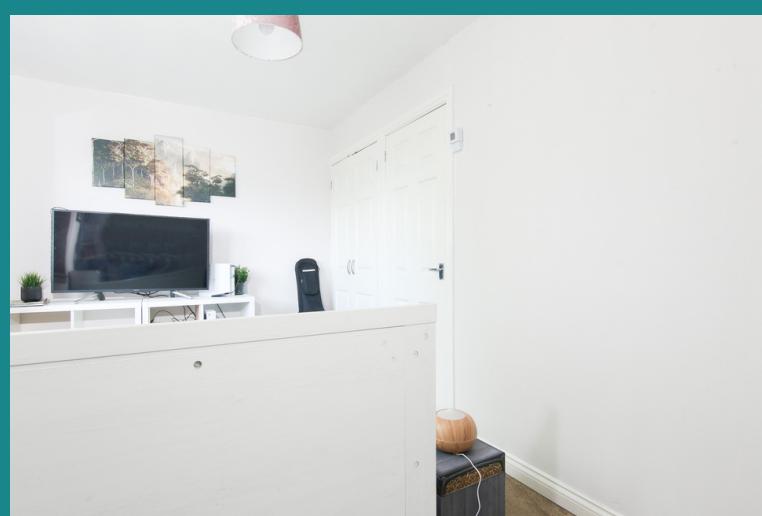
TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567 OR EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)

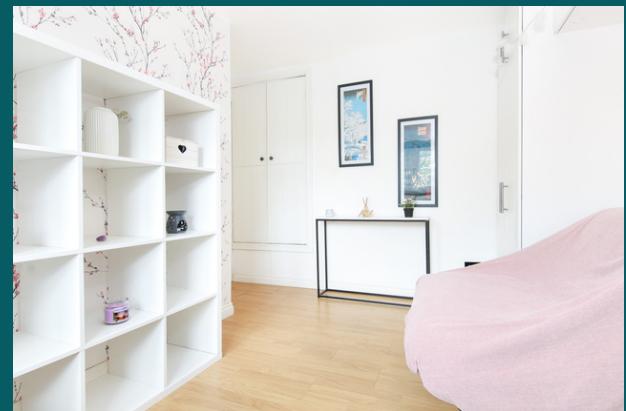
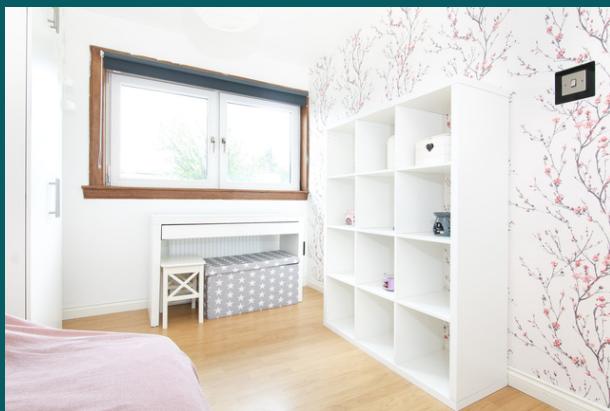


A tall wooden fence and gate, offers more privacy around the south facing front garden patio. On entering a bright welcoming hall, leads you into a generous lounge, which offers great scope for various furniture arrangements and at it's heart is a fabulous wood burning stove. Continuing through the lounge to the rear is a dining room, currently used a home office and is conveniently placed next to a spacious kitchen. Fitted with a range of grey units, the kitchen provides ample storage and worktop space, supplemented by a built-in pantry. A back door in the kitchen leads to a rear garden. Returning to the hall, stairs lead up to an airy landing where you find three excellent double bedrooms, all boast built-in storage and there is a three piece bathroom, featuring an over-bath shower and glass screen. The property benefits from gas central heating and double glazing.



# MASTER BEDROOM







## **WESTFIELD, NR BATHGATE**

Westfield is a small hamlet, lying 5 miles north of Bathgate and the M8. It has it's own primary school and there is a convenience store in neighbouring Avonbridge.

Bathgate is a popular commuter town, adjacent to the M8 and 5 miles from Livingston. Due to it's close proximity to the M8 it offers fast efficient connections to Edinburgh, Glasgow, the M9 and Edinburgh International Airport. The town centre offers a good range of shopping, including a Tesco superstore, with more extensive shopping found at the Almondvale centre in Livingston. There are two local golf courses, Bathgate and Balbardie, along with the Xcite leisure and swim centre. Beescraig country park is a short drive away. Excellent schooling is provided with a choice of two secondary schools and six primary schools. As well as the M8, there are great transport links with a train station and regular bus services.





**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

Birch House,  
10 Bankhead Crossway South,  
Edinburgh,  
EH11 4EP

**[www.ralphsayer.com](http://www.ralphsayer.com)  
0131 225 5567  
property@ralphsayer.com**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.