



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 11 Tollbraes Road

Bathgate, West Lothian, EH48 2SH



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Set on the top/second floor of a quiet modern development, within easy reach of motorway and rail links, this attractively-presented flat boasts two bedrooms, two bathrooms, and a spacious south-facing reception area adjoining a stylish kitchen. The appealing home further benefits from access to a well-maintained communal garden and allocated parking.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Property Summary

- Quiet setting close to commuting links
- Top-floor flat with tasteful minimalist décor
- Secure entry system
- Entrance hall
- Bright and spacious living/dining room
- Attractive contemporary kitchen
- Principal bedroom with storage and en-suite shower room
- One single bedroom/home study
- Three-piece bathroom
- Communal rear garden
- Allocated residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - C





Attractive contemporary kitchen, principal bedroom with storage and en-suite shower room and one single bedroom/home study



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**dream property!**



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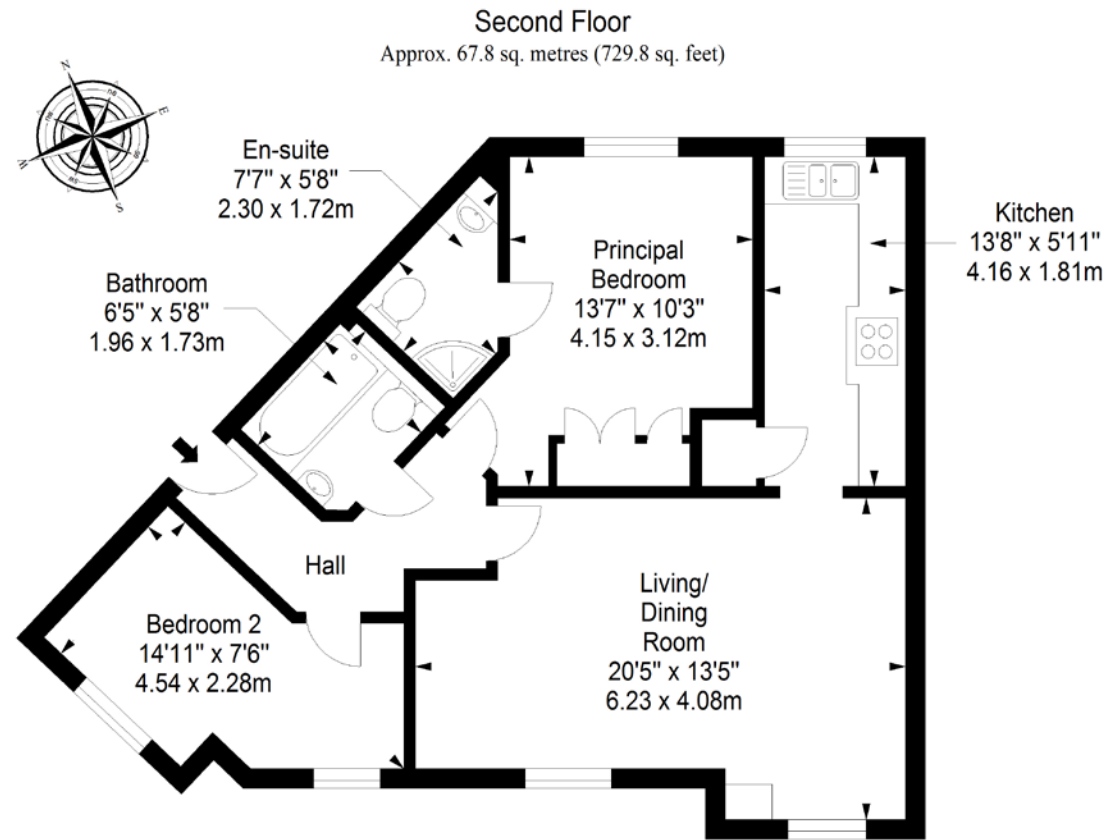
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**CHARTERED FIRM**

**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.



Total area: approx. 67.8 sq. metres (729.8 sq. feet)