

OFFERS AROUND £310,000

5 Sibbalds Brae

Bathgate, EH48 2DU

drummond**miller**
Solicitors & Estate Agents



- Bright and spacious living room with doors leading into separate modern fitted kitchen diner
- 3 generous double bedrooms with built in wardrobes
- Private front garden and enclosed back garden space
- Large private driveway and spacious garage supplied with power
- Gas central heating and double glazing
- Established residential area close to schools, shops and sports facilities
- Excellent local public transport links
- EPC C

Description

We are delighted to bring to the market this rarely available 3 bed detached bungalow. Ideally suited to a couple or young family, the property offers well-proportioned and versatile accommodation throughout. 3 generous double bedrooms provide ample space for everyday living or home-working requirements. The comfortable living room provides an inviting space for relaxation. The property benefits from a well-equipped kitchen diner with breakfast bar, offering a range of fitted storage units and space for essential appliances which was fitted only 3 years ago. A separate utility room provides additional storage and laundry facilities. The bathroom features a modern three-piece suite, including an electric shower over the bath. Further benefits include gas central heating and double glazing throughout.





Central Heating and double glazing

There is gas central heating, alongside double glazed windows throughout.

Garden and parking

The property benefits from its own private front garden and low maintenance enclosed back garden. The property also includes a private driveway with adequate space for 4 cars and a large garage full supplied with power.

Location

Bathgate is a thriving and popular town offering an excellent range of amenities to support everyday living. Several supermarkets serve the area alongside a traditional high street with a diverse selection of local shops, bars and restaurants. Sporting and leisure facilities are well provided for, with a sports centre featuring a swimming pool, gym, football pitches and tennis courts, while the historic Bathgate Golf Club boasts a highly regarded 18-hole course. The town benefits from a strong choice of schooling from primary to secondary level, complemented by a wide variety of extracurricular activities for children. Excellent transport links further enhance Bathgate's appeal, with easy access to the M8 motorway and a train station providing fast and reliable services to both Edinburgh and Glasgow.

Council Tax and EPC

It is in Council Tax band E and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £310,000 and a link to the Home Report is available from the ESPC website.

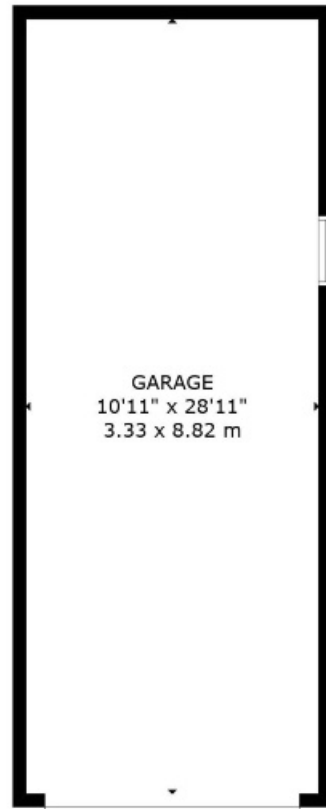
Viewing

By appointment with the Agent telephone 0131 229 3399.

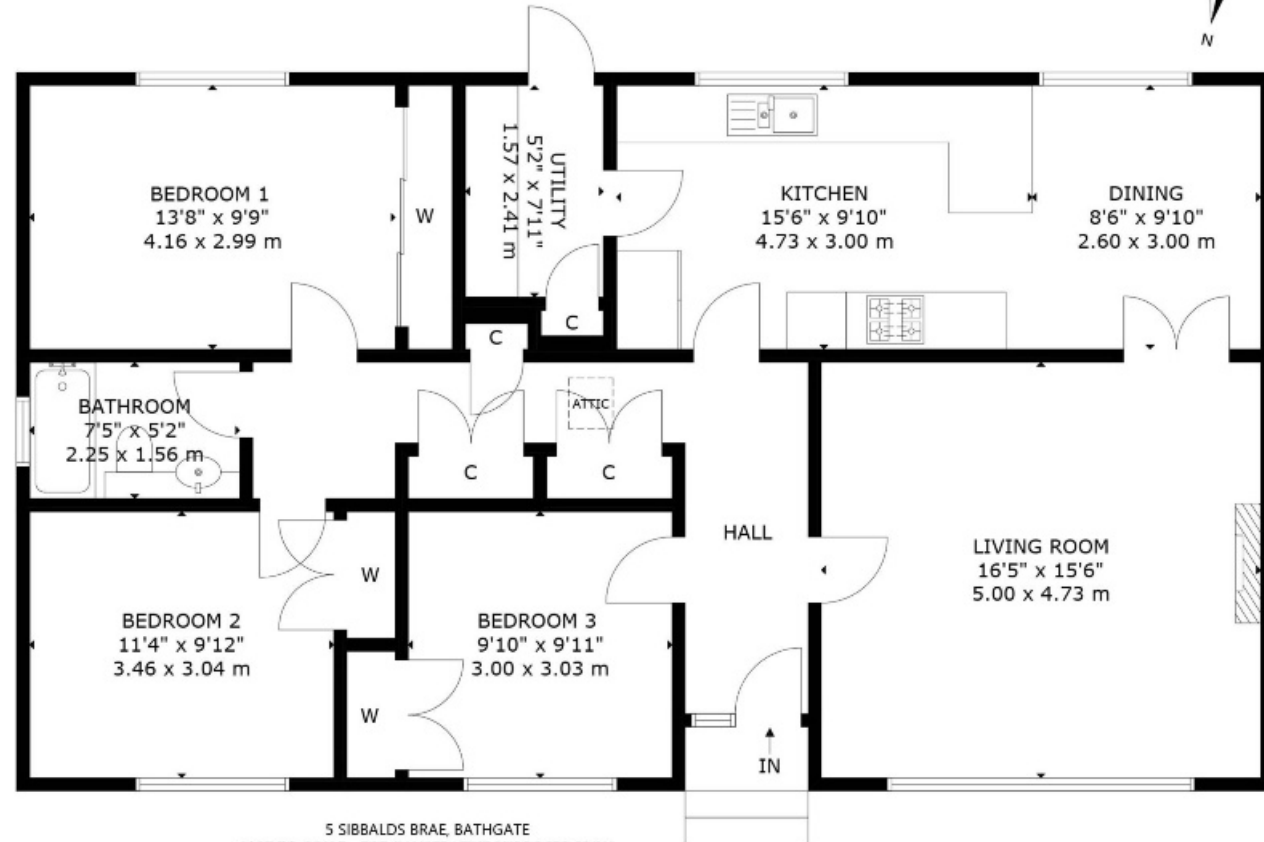
Extras

The carpets, curtains, blinds and integrated white goods (dishwasher, fridge freezer, oven and microwave) are included in the sale price along with a free standing washing machine.





GROUND FLOOR



5 SIBBALDS BRAE, BATHGATE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,175 SQ FT / 109 SQ M
GARAGE 316 SQ FT / 29 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Call us on **0131 229 3399** or
email property@drummondmiller.co.uk
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