

118 INCH WOOD AVENUE, BATHGATE, WEST LOTHIAN EH48 2EF



**EXCELLENT FAMILY HOME!** - Sneddon Morrison Estate Agents are delighted to offer this spacious four bedroom detached villa, set within a convenient location, to the open market. The property benefits from comfortable living accommodation, contemporary kitchen, garage and driveway. Comprising:

- Entrance Hallway, Lounge/Dining area, Kitchen, Utility Room, WC, Master Bedroom, En-suite , 3 Further Bedrooms, Bathroom, Gardens to front & side Garden shed & Gazebo



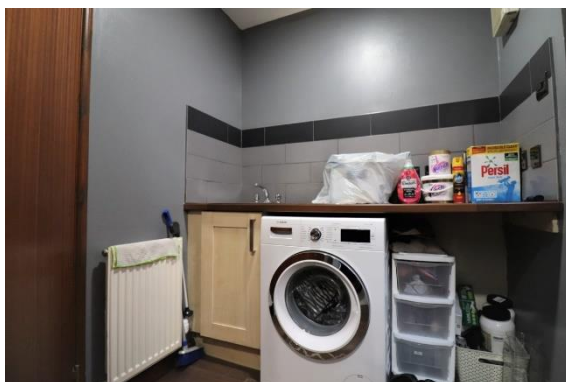
This four bedroom detached villa lies in a quiet location within a popular area of Bathgate and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter the hallway. The kitchen, which is set to the rear of the property, has ample base and wall-units with coordinated worktops, a composite sink with drainer and a full range of integrated/free standing appliances. From the kitchen, access can be gained to the utility room and WC. A timber door provides access to garden areas.

The lounge/dining area is of neutral décor and benefits from a window to the front and sliding patio doors to the rear, which allows volumes of natural light and direct access to the rear garden area.

All four bedrooms have carpet to the floor with ample storage. The master bedroom benefits from two double built-in wardrobes while bedrooms two, three and four have either built-in wardrobes or a storage cupboard, which provide adequate hanging and shelving space.

The family bathroom is partially tiled and consists of a WC and wash hand basin set within a vanity unit and a bath with mixer tap shower over. The en-suite also has a WC and wash hand basin in a vanity unit with a tiled cubicle with mains shower. The downstairs WC consists of a WC, wash hand basin over a vanity unit with splash back tiles.



The front garden, which is of open aspect, is of low maintenance and consists of an area of lawn and a mono blocked driveway, which provides ample off-street parking and access to the garage. The spacious rear garden has an area of lawn with a large decked area offering a great place to relax and enjoy the sunshine or entertain family and friends. The garden also benefits from a garden shed and gazebo (both included in the sale). The rear garden is fully enclosed by a timber perimeter fence.

The property is fully double-glazed and has gas central heating.

With flexible living accommodation and the potential to be extended, this is a lovely home in a great location.

**EXTRAS** – No extras included.

**INFORMATION** - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

**VIEWING** - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

**OFFERS** - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

**INTEREST** - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

**OFFICE CONTACT** - Stacey Stirrat on **01501 749269**.

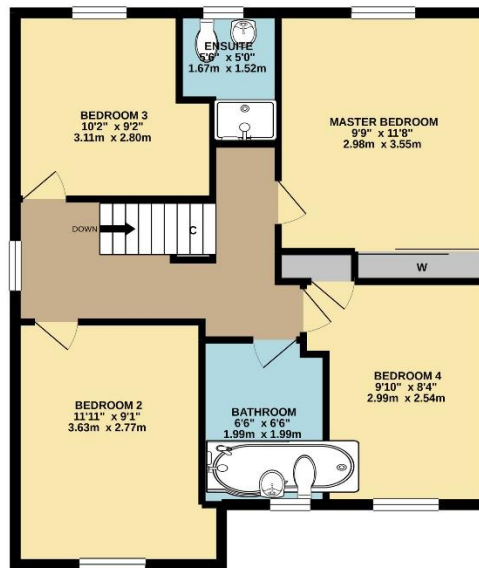
**THINKING OF SELLING?** - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.

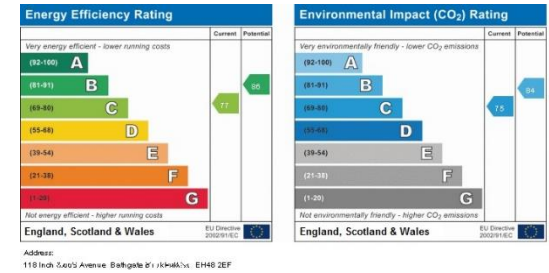


1ST FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**All Enquiries to:**

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**Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn**

**IMPORTANT:** The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106