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89



89 Mill Road, Bathgate, EH48 4JH

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# 89

## 89 Mill Road, Bathgate



**Located in a popular leafy Bathgate residential location within walking distance of transport links, retail, dining and leisure amenities, this spacious, bright one-bedroom traditional upper apartment presents an ideal opportunity for a first-time buyer or investor.**

Boasting high ceilings, original wooden flooring, and plentiful natural light, the generously proportioned accommodation includes a charming east-facing living room exuding a warm and rustic ambience; a well-appointed modern kitchen conveniently adjoining the living room; light and airy west-facing double bedroom and a stylish bathroom. There is excellent storage. Externally, the house shares access to a well-kept rear garden and there is ample on-street parking.

With scenic green spaces on the doorstep perfect for leisurely walks, runs, and cycles, and in turn-key condition, this property is a must-see.

## What's special about this house

- Traditional one-bedroom upper apartment presented in pristine condition.
- Light-filled east-facing living room adjoining the kitchen. Charming features include high ceilings, original wooden flooring and a tasteful colour palette.
- Newly renovated kitchen showcasing white wall and floor units, worktops, and integrated appliances including a gas hob, oven, and extractor hood. Unique tiled flooring enhances its appeal.
- Light and airy sizeable double bedroom with a west aspect. A calm colour scheme, wooden flooring and built-in storage ensure that this is a restful retreat.
- Stylish bathroom equipped with a washbasin atop vanity, WC, and bath with a wall-mounted shower.
- Expansive shared rear garden. Well-maintained it features a drying green.
- Ample on-street parking.





# Location and Amenities

- Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (21 miles) and Glasgow (28 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 14 miles from the property
- Scenic green spaces nearby include Black Moss Nature Reserve, Blawhorn Moss, and Polkemmet Country Park
- Close to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway



## Dimensions:

### First Floor –

Living Room	4.57 x 4.32m
Kitchen	2.43 x 1.84m
Bedroom	4.03 x 1.65m
Bathroom	2.64 x 2.10m

## Extras

All flooring coverings (original floor boards in the majority of the flat, except kitchen and bathroom), light fittings (with the exception of the lampshades), blinds, curtains, integrated oven/hob, fridge and a freezer are included.

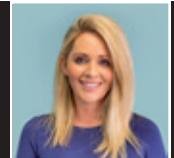
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

*“Bright one-bedroom Bathgate apartment with high ceilings, modern kitchen, and shared garden. Ideal for first-time buyers or investors.”*

Home Report valuation	£ 105,000
Internal floor area	38 m <sup>2</sup>
School catchment	St Mary's RC Primary School, Bathgate Academy
Council tax band	Band B
EPC band	Band C
Train station	Bathgate (0.8 mile)

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**Natasha Fontaine**  
Property Manager