

**13 Belvedere Road  
Bathgate, EH48 4AX**

OFFERS OVER £135,000



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- Mid 1950's 3-bedroomed end terraced villa
- Requires improvements and repairs
- Bay-windowed living room and separate kitchen
- Downstairs shower room (former bathroom)
- Three double bedrooms with cupboards
- Gas central heating (disconnected) and double glazing
- Garden to front and rear with off-street parking/drive
- Mature estate close to open countryside and golf course
- Popular commuter base with rail station (Edinburgh/Glasgow services)
- EPC D

### Description

Of classic style, this solidly built mid 1950's house will only suit purchasers or investors prepared to undertake essential roof works, modernisation and complete redecoration. The property is well proportioned (95 sqm) and enjoys a practical layout over two floors with ample in-built storage. There is a front-facing living room featuring a bay window, a separate kitchen (requiring refitted) and shower room (once a bathroom) on the ground floor. Three double bedrooms (all with cupboards) are found upstairs.







### Central Heating and Double Glazing

There is gas central heating (disconnected) and replacement uPVC double glazed windows.

### Garden and Parking

The front garden incorporates a monobloc parking area and the rear garden is enclosed and includes a shed.

### Location

Belverdere Road forms part of a mature estate located close to Exite Leisure Centre, Balbardie Park and Balbardie Golf course. It is only  $\frac{3}{4}$  mile from the Town Centre which has a wealth of local shops, schools and recreational pursuits including a large sports centre and golf course. Bathgate has evolved into very popular commuter town having express bus services, a mainline rail station (fast services to both Edinburgh and Glasgow) and easy access to the M8 and M9 motorways for Glasgow, Edinburgh and Stirling. Livingston is only 5 miles where a wider range of bars, restaurants, leisure and major retail outlets are on offer.

### Extras

The shed is included.

### Valuation

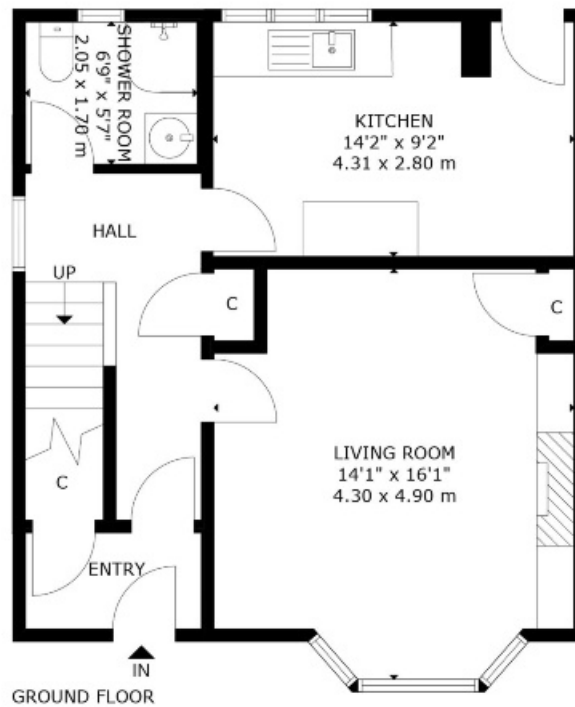
The property has been valued by surveyors at £130,000 and the Home Report is available from the ESPC web site.

### Council Tax and Energy Performance Certificate

The property lies in Council Tax band B and has a D rated EPC.

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)



13 BELVEDERE ROAD, BATHGATE EH48 4AX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,030 SQ FT / 96 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 0131 0131 0141 0131  
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



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