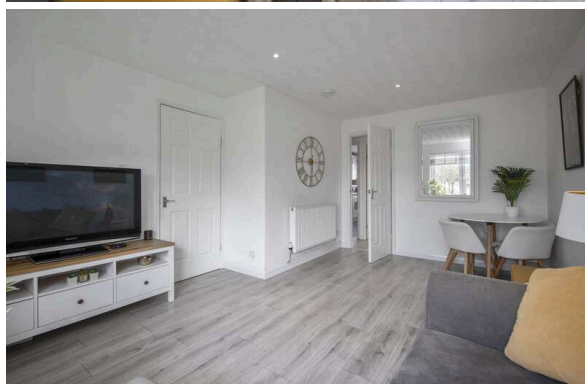




6 Malcolm Court
BATHGATE | WEST LoTHIAN | EH48 2SW


warners
solicitors & estate agents



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Beautifully presented and bright main door upper flat situated within a small cul-de-sac of similar properties which would make an ideal first time purchase or investment opportunity.

Entered at ground floor level, a private staircase leads you to the upper hall which in turn gives access to the spacious living/dining room. Laminate flooring is fitted and a large front facing window allows for an abundance of natural light. The inner hallway with storage provides access to the other rooms. The galley style kitchen is fitted with wall and base units, with space for appliances and the bedroom is a good sized double room boasting fitted mirrored. Completing the accommodation, the modern bathroom is fitted with a dual headed waterfall mains shower over bath and vanity sink unit. Externally, there is an allocated parking space to the front of the property. Malcolm Court is part of the well established Meadowpark estate and is within walking distance of local amenities.

- Beautifully presented main door upper flat
- Close to local amenities
- Bright and spacious living/dining room
- Fitted kitchen
- Good sized double bedroom with fitted mirrored wardrobes
- Modern bathroom with dual headed waterfall shower over bath
- Gas central heating and double glazing
- Allocated parking space

Included in the sale will be the blinds and fridge freezer.

EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.

