

FOR SALE



Newlands Court, Bathgate
Offers Over £115,000


MARTIN & CO

Newlands Court, Bathgate

Offers Over £115,000

- Ground Floor Apartment
- Gas Central Heating
- Double Glazing
- 2 Double Bedrooms
- En-Suite in Master Bedroom

Are you looking for an investment property in Bathgate? We have this 2-bed apartment that has a tenant in place and is achieving a rental income each month. This is ideal for anyone looking to become a landlord or would like to grow their portfolio. The property is located in the centre of Bathgate and is nearby to all local amenities.



HALL Enter the property into the hallway giving access to rooms. Storage Cupboard. Laminate flooring.

KITCHEN 8' 5" x 10' 8" (2.57m x 3.25m) The kitchen is fitted with modern wall and base cabinets, an integrated gas hob, an electric oven, and a fridge freezer. There is space for a washing machine.

LOUNGE 13' 0" x 11' 2" (3.96m x 3.4m) The lounge is a spacious area which has a large French door looking out to the front of the property. There is space for a dining table. Laminate flooring.



BEDROOM 1 9' 3" x 14' 9" (2.82m x 4.5m) Double Bedroom which overlooks the rear of the property. Built in wardrobes and entrance to En Suite. Carpeted flooring.

ENSUITE 3' 5" x 10' 8" (1.04m x 3.25m) Ensuite is fitted with a 2 piece white suite, and a single shower cubicle with a power shower. Tiled flooring.

BEDROOM 2 9' 9" x 11' 2" (2.97m x 3.4m) Double Bedroom which overlooks the front of the property. Built in wardrobes. Carpet flooring

BATHROOM 5' 2" x 10' 8" (1.57m x 3.25m) Bathroom which is fitted with a 3 piece suite and a mains shower over the bath. Tiled flooring.



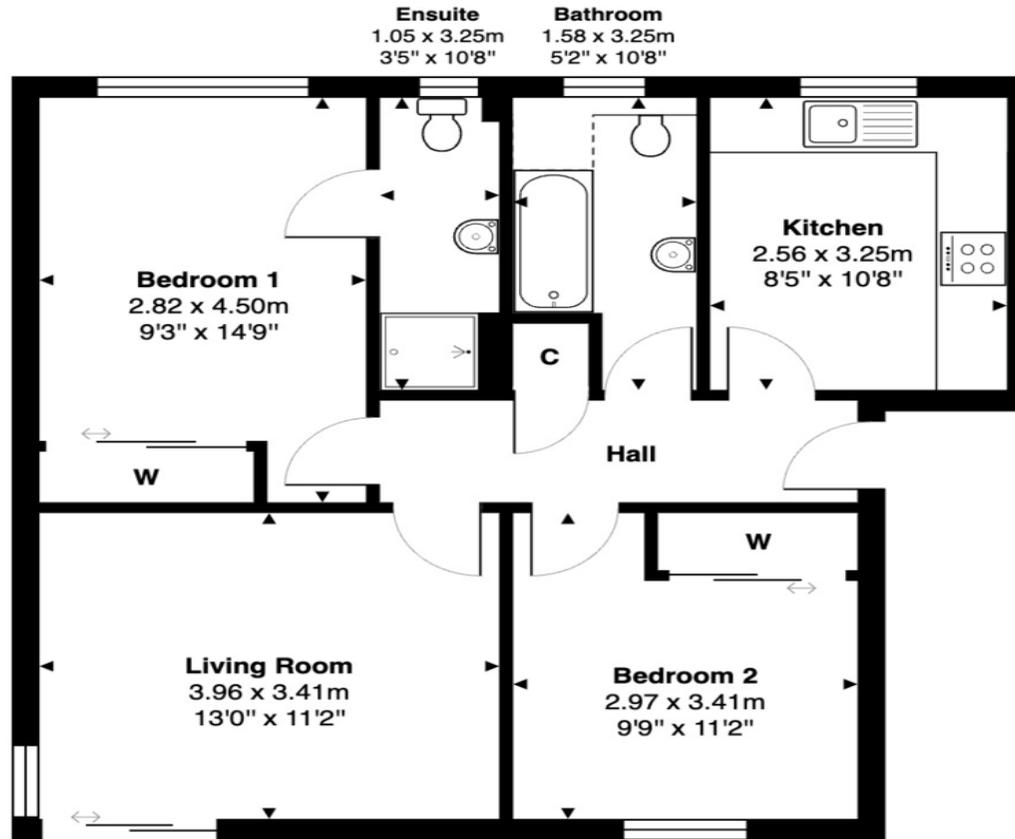
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		81	81
EU Directive 2002/91/EC			

1 Newlands Court, Bathgate, EH48 2GD

Total Area: 60.8 m² ... 655 ft²

All measurements are approximate and for display purposes only



Ground Floor

Bathgate

49a Hopetoun Street • Bathgate • EH48 4PB
T: 01506 676306 • E: bathgate@martinco.com
Letting Agent Registration No. LARN2001002

01506 676306

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.