



**40 Muir Road, Bathgate, West Lothian EH48 2QH**  
**Offers Over £260,000**



KnightBain are delighted to present to the market a unique opportunity to purchase a delightful full of character Detached Cottage. The accommodation, which boasts many original features, comprises three double bedrooms (one downstairs and one which is situated upstairs benefits from an ensuite WC), upstairs bathroom, downstairs WC a fitted kitchen, utility room and a lovely classic style lounge with feature semi circular window and multi fuel stove. The property, which has had a new roof and gas central heating combi boiler fitted in recent years, also benefits from UPVC double glazing. Mature gardens encompass the property and to the rear there is a drive-in, an outbuilding with wood store/coal bunker and two sheds, and a large suntrap decked patio area.

**Vestibule**

Access through original door with glass panel above. Quarry tiled floor. Opaque glazed door to hall.

**Hall**

Original doors to lounge, downstairs bedroom, fitted kitchen, utility room and downstairs WC. Laminate flooring and carpeted staircase to upper landing. Radiator.

**Lounge**

18'5" x 12'6" (5.61m x 3.81m)  
Imposing sitting room with semi circular and rear facing windows, both with vertical blinds. Original fireplace with tiled hearth and multi fuel stove. Two cupboards, one housing electric switchgear and shelves. Quality fitted carpet, two radiators.

**Master Bedroom**

15'3" x 15' (4.65m x 4.57m)  
Impressive master bedroom with front facing bay widow and vertical blind. Original fireplace with tiled hearth and multi fuel stove. Original cornicing and ceiling rose. Fitted carpet, radiator.

**Fitted Kitchen**

11'2" x 8' (3.40m x 2.44m)  
Fitted with base and wall mounted units, gas hob, extractor hood, electric fan assisted oven, integrated dishwasher and fridge, Blanco ceramic sink, side drainer and mixer tap, and complementary worktops with tiling above. Rear facing window with roller blind., Radiator, laminate floor tiles, two 3-way spotlights.

**Utility Room**

8' x 7'5" (2.44m x 2.26m)  
Spacious room fitted with base units, stainless sink and mixer tap, and complementary worktops. The washing machine and freezer are included in the sale but are not warranted. Wall mounted Intergas combi gas central heating boiler. UPVC/opaque double glazed door to rear garden. Rear facing window. Non-slip vinyl floorcovering, radiator, two 4-way spotlights.

**Downstairs WC**

Wall cladding and fitted with dual flush WC and pedestal wash hand basin with mixer tap. Vertical towel radiator, laminate floor tiles.

**Upper Landing**

Opaque glazed window at half stair. Divided landing with stairs to both double bedrooms, bathroom and storage cupboard.

**Bedroom Two**

10'2" x 8;5" (3.10m x 2.44m;1.52m)  
Double bedroom with combed ceilings. Door to ensuite WC and two cupboards. Two Velux windows with fitted blinds. Fitted carpet, radiator.

**Ensuite WC**

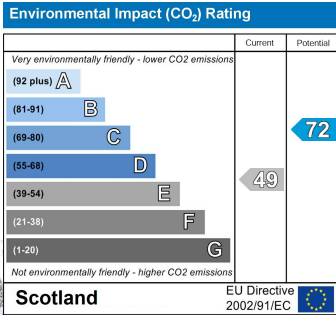
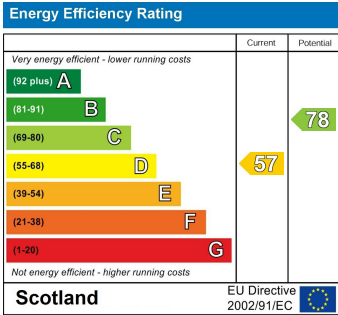
Wall clad and fitted with dual flush WC and wash hand basin with mixer tap and cupboard under. Velux window with fitted blind. Wall mounted vertical radiator, laminate floor tiles.

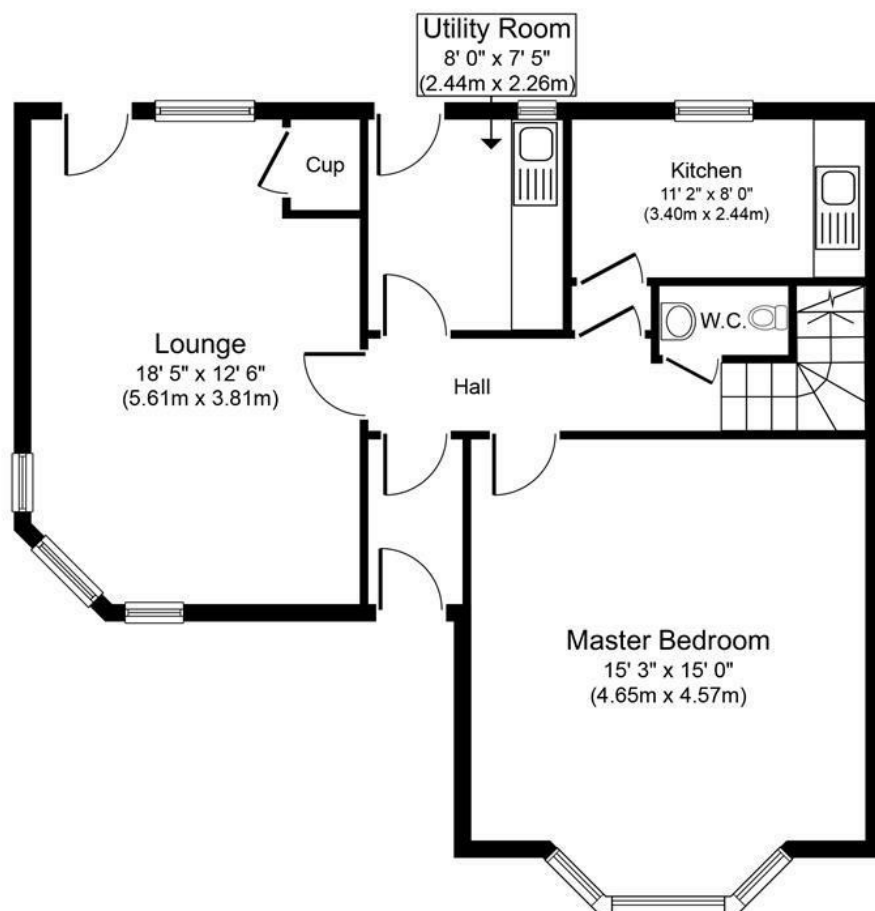
**Bedroom Three**

9'5" x 8'2" (2.87m x 2.49m)  
Third double bedroom, again with combed ceilings. Two Velux windows with fitted blinds. Storage cupboards. Fitted carpet, radiator.

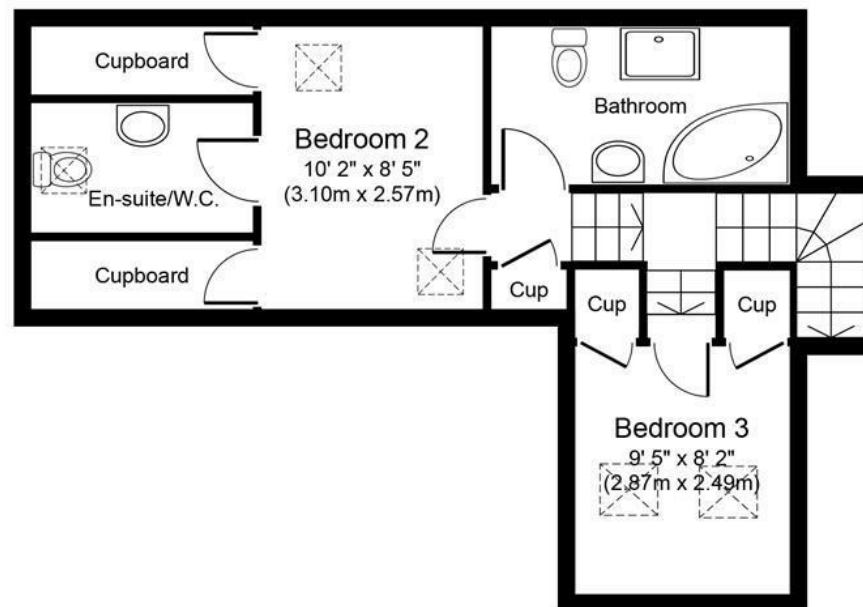
**Gardens**

Mature gardens encompass the property and to the rear there is a drive-in, an outbuilding with wood store/coal bunker and two sheds, and a large suntrap decked patio area.





**Ground Floor**  
**Approximate Floor Area**  
**729 sq. ft.**  
**(67.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**414 sq. ft.**  
**(38.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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*These particulars, whilst carefully prepared, are not warranted.*

*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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