



Fisher Road,
Bathgate, EH48 2RB

move  on

Fisher Road,
Bathgate
EH48 2RB

Semi-detached

3 Bedrooms
1 Reception
3 Bathrooms

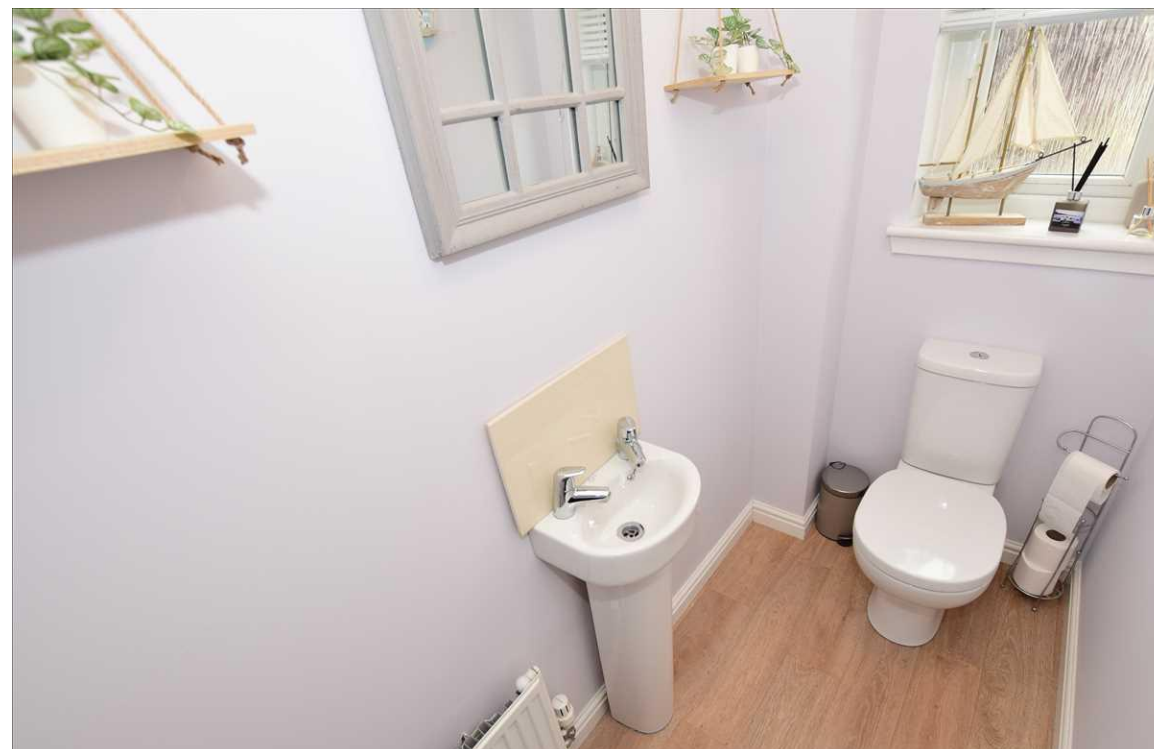


move on
www.moveonhomes.co.uk

01698 757 125

KEY FEATURES

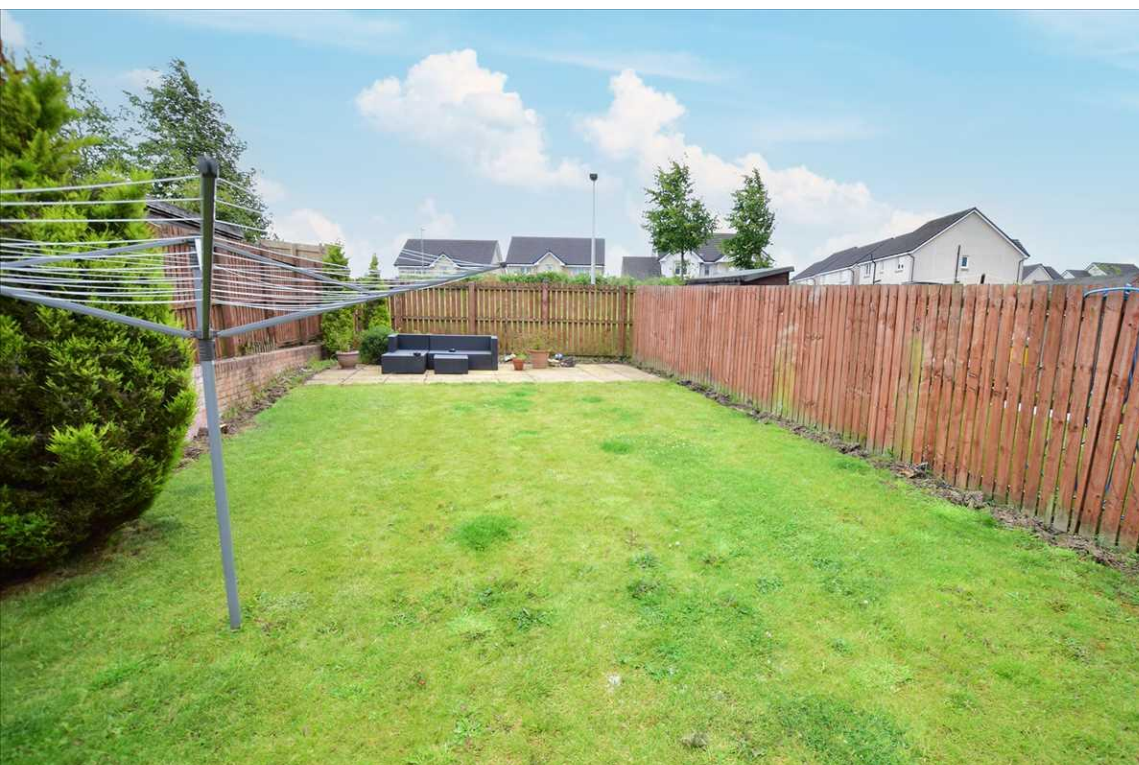
- Well presented semi -etached home
- Bright, rear facing lounge with carpeted flooring and tasteful decor
- Modern kitchen with matt grey wall and floor units, contrasting worktops and breakfast bar area
- 3 double bedrooms, 2 of which have fitted storage and an ensuite shower room in the main bedroom
- Partially tiled main bathroom on the first floor + downstairs WC
- Monoblock driveway for 2 cars leading to the integral single garage
- Enclosed rear garden mostly laid to lawn with paved patio area
- Close to local amenities and schools
- Easy access to the M8 motorway
- COUNCIL TAX BAND: D - EPC RATING: C

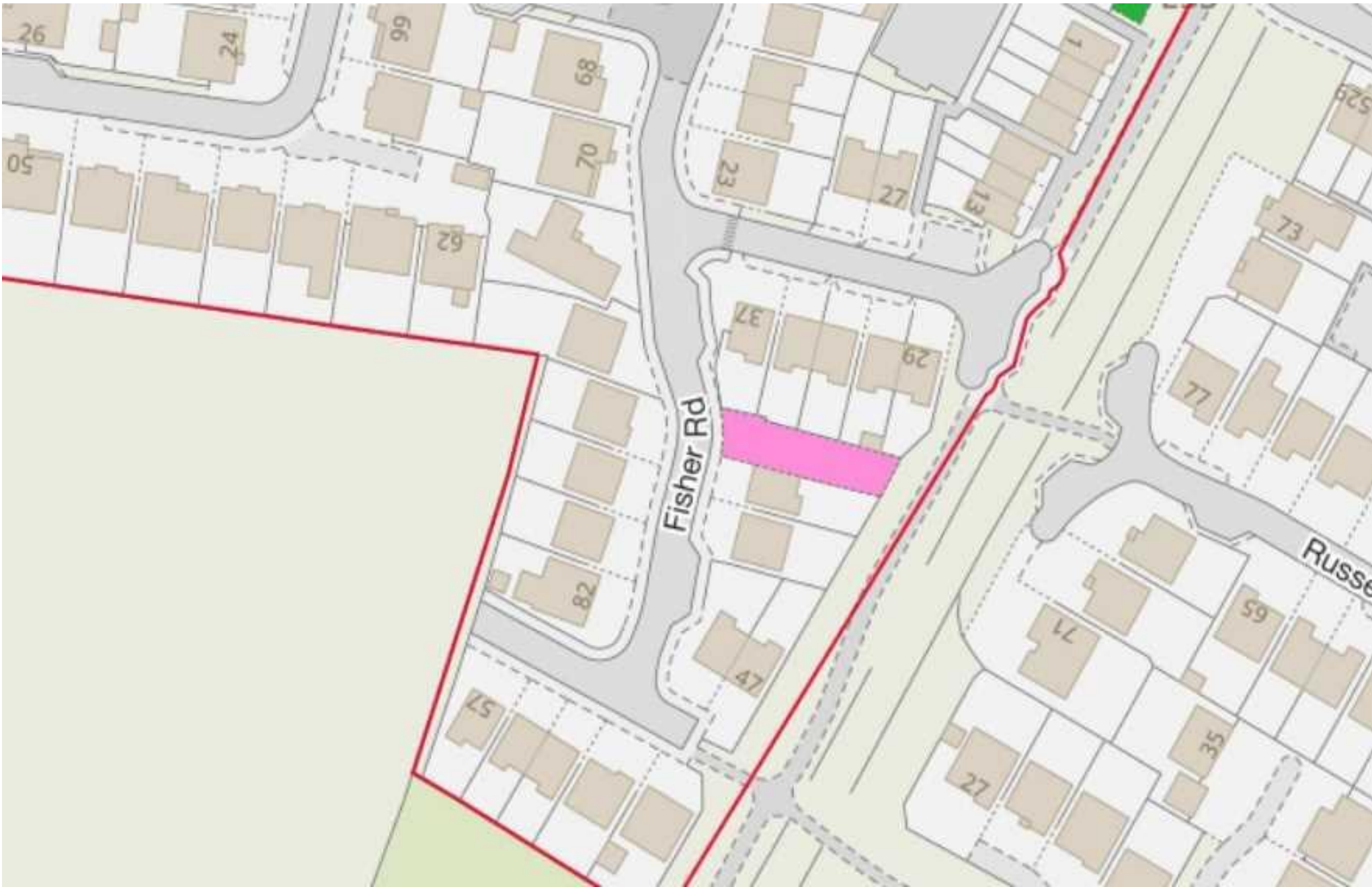


move on

www.moveonhomes.co.uk







Fisher Road, Bathgate, Bathgate, EH48 2RB

Move On are delighted to present to the market this lovely 3 bedroom semi-detached home in Bathgate - Fisher Road.

The accommodation features: A bright, rear facing lounge with carpeted flooring and tasteful decor; modern kitchen with matt grey wall and floor units, contrasting worktops, and a breakfasting area; convenient downstairs WC; 3 double bedrooms on the first floor - 2 of which have fitted wardrobes; ensuite shower room; and a partially tiled main bathroom suite. There is gas central heating and double glazing.

Externally there is a 2 car monoblock driveway to the front which leads to the integral garage; and the rear garden is mostly laid to lawn with a paved patio area.

Fisher Road is located in the sought after Western Inch Village in Bathgate close to local amenities, schools and Bathgate town centre which has a fantastic selection of retail and leisure facilities. For those commuting, there is easy access to the M8 motorway.

move on

ROOM MEASUREMENTS

Lounge: 5.20m (17' 1") x 3.20m (10' 6")

Kitchen: 3.50m (11' 6") x 2.40m (7' 10")

Downstairs WC: 2.10m (6' 11") x 1.06m (3' 6")

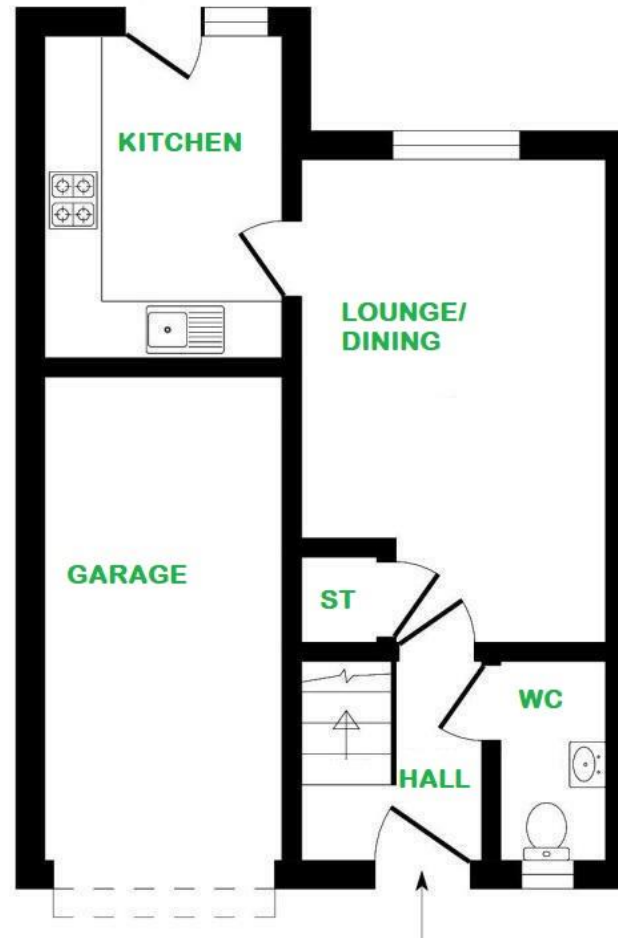
Bedroom 1: 3.70m (12' 2") x 3.60m (11' 10")

Ensuite: 2.24m (7' 4") x 1.50m (4' 11")

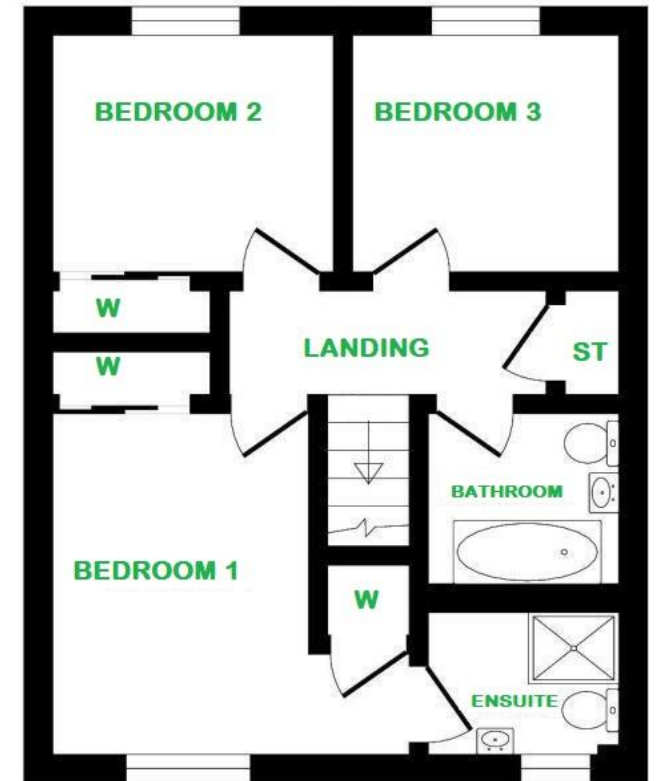
Bedroom 2: 2.80m (9' 2") x 2.50m (8' 2")

Bedroom 3: 2.80m (9' 2") x 2.50m (8' 2")

Bathroom: 2.12m (6' 11") x 2.10m (6' 11")

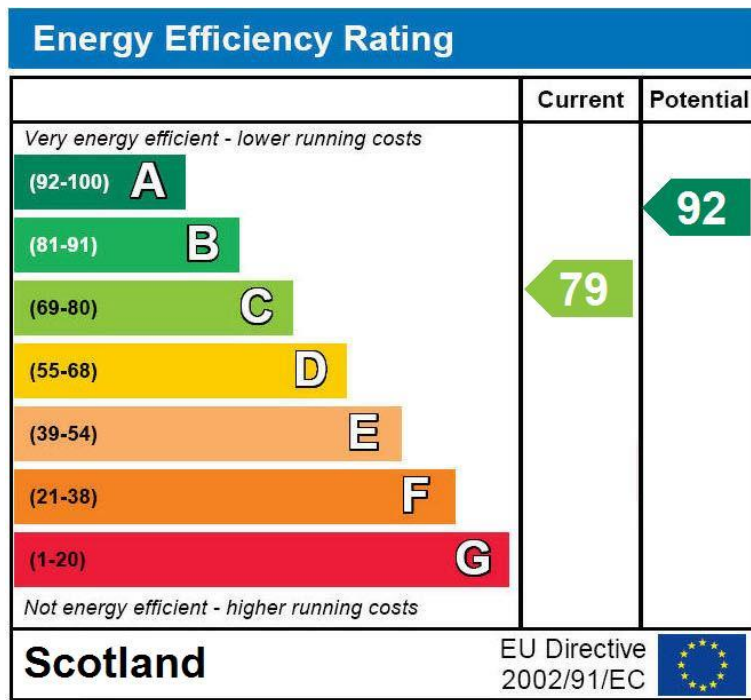


GROUND FLOOR



FIRST FLOOR

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

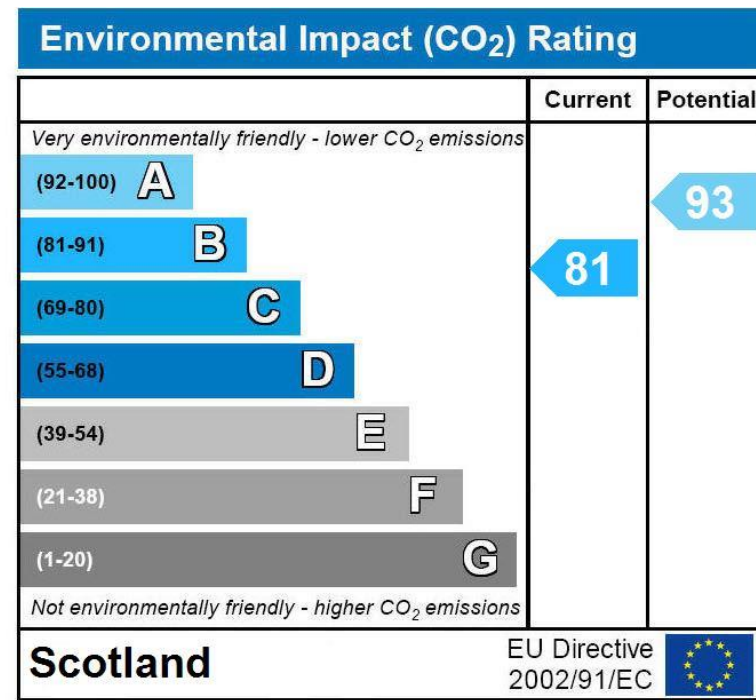


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (79)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes