



Solicitors & Estate Agents



Offers Over
£100,000

3A Union Road

Bathgate | West Lothian | EH48 1NS

A fantastic opportunity has arisen to purchase this well presented, attractive main door flat, situated within the heart of Bathgate, close to good local day to day amenities and well placed for commuting. The property would ideally suit the first time buyers or those wishing to downsize.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Private courtyard
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprises; welcoming reception hallway with useful built-in storage cupboards, generous sized and bright reception room/dining area and open plan to modern fitted kitchen, well proportioned principal bedroom with fitted wardrobes, en-suite shower room and access to a private outdoor courtyard, second good sized double bedroom and contemporary bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob.

Parking & Private Courtyard

On-street parking can be found within the area and the property has access to a private external courtyard.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is situated within the popular West Lothian town of Bathgate. The location offers easy access to a range of local amenities, including nearby schooling, convenience shopping, and leisure facilities, while the town centre is just a short distance away for a wider selection of shops, cafes, and services. The area is particularly well placed for commuting, with excellent transport links including Bathgate railway station and swift access to the M8 motorway, providing connections to both Edinburgh and Glasgow.





Approx. Gross Internal Floor Area 70 Sq M / 751 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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