



- Modern First Floor Apartment
- Fresh Neutral Decor
- 2 Double Bedrooms
- Bright & Airy Lounge/Diner
- Allocated Parking
- Fantastic First-Time Purchase

Alba Property View ...

"Fresh neutral décor, great room proportions throughout - A must view property, perfect for any first time buyer"

363 Leyland Road, Bathgate, EH48 2US

Offers Over £118,000



Alba Property are delighted to offer to the sales market this modern and well-presented first-floor, two-bedroom flat located within the popular Wester Inch Village development of Bathgate. Decorated with fresh neutral décor throughout and in move in ready condition. Accommodation comprises of entrance hallway with two storage cupboards, two double bedrooms, spacious lounge/diner, modern fitted kitchen and bathroom. The property benefits from, gas central heating, double glazing, an allocated parking space and ample visitor parking. Early viewing advised as this would make a perfect first-time purchase or buy to let opportunity.

Accommodation

Entrance Hallway (at widest) 14' 3" x 6' 7" (4.34m x 2.01m)

The welcoming entrance hallway gives access to the lounge, two bedrooms, kitchen and bathroom. Two handy store cupboards (one houses the electrics). Fitted carpet.

Lounge/Diner (inc bay window) 14' 3" x 13' 3" (4.34m x 4.04m)

Elegantly proportioned lounge with bay window to front allowing an abundance of natural light to flood the room. An inviting room decorated in fresh neutral hues making it the ideal space to relax. Space for a table and chairs. Fitted carpet.

Fitted Kitchen 10' 2" x 8' 9" (3.10m x 2.66m)

Modern kitchen fitted with a wide range of base and wall mounted units and co-ordinating worktops. Integrated oven, hob and space for a free-standing fridge/freezer and washer/dryer (washer/dryer is included within the sale price). Vinyl flooring.





Bedroom 1 11' 9" x 11' 6" (3.58m x 3.50m)

Generous double bedroom with window to front. This bright bedroom also offers built-in wardrobes and ample space for additional free-standing furniture. Fitted carpet.

Bedroom 2 10' 5" x 9' 4" (3.17m x 2.84m)

Second double bedroom of great proportions. The room is tastefully decorated in fresh neutral tones and offers ample space for free-standing bedroom furniture. Window to rear. Fitted carpet.

Bathroom 6' 9" x 6' 9" (2.06m x 2.06m)

Completing the accommodation is the modern family bathroom comprising of white w.c, wash hand basin and bath with shower incorporated above. Stylish splash back tiling to walls and complementing vinyl flooring finishes the look perfectly.

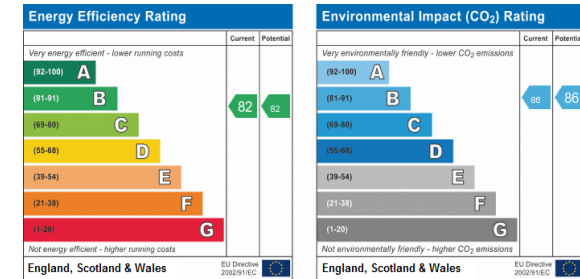
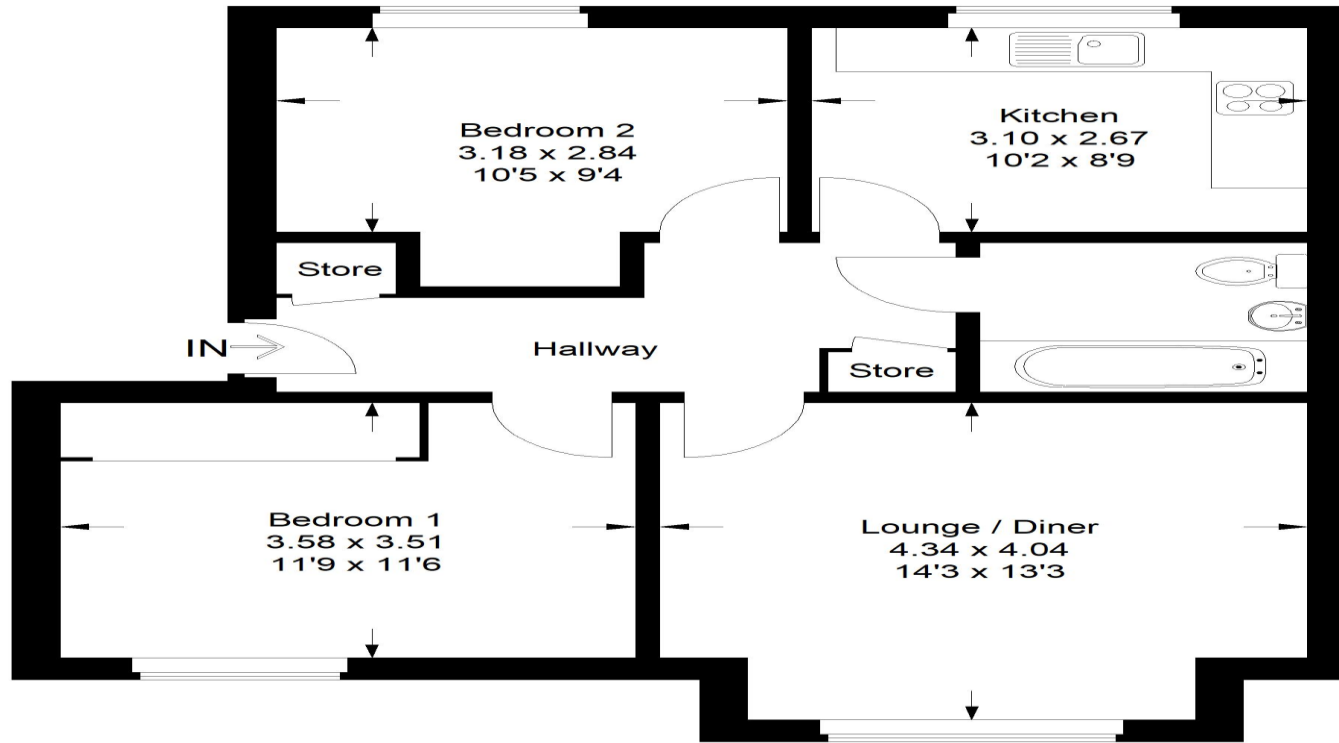
Externally

Externally the property benefits from an allocated parking space and ample visitor parking to the rear. The property also benefits from a bike and bin store.



363 Leyland Road, Bathgate

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



Extras (Included in Sale)

All floor coverings, blinds, integrated oven, hob and free-standing washer/dryer.

Area

Bathgate is a popular town in West Lothian with a huge range of amenities. It has a range of local shops and the full range of different retail businesses in the nearby town centre. All other services you would need are close, including nurseries, schools, doctors and dental practices. The town also has a mainline railway station with regular services to Edinburgh and Glasgow and it is well placed for the commuter with road links via the M8 motorway network.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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