



51 Leyland Road

Bathgate, EH48 2SG

Offers over £135,000



Offered to the market with no onward chain, this well presented 2 bedroom first floor flat enjoys a convenient location on Leyland Road in the sought after Wester Inch Village in Bathgate. Ideal for first time buyers, downsizers or investors alike, this appealing property benefits from generous room sizes, great storage and neutral décor throughout, providing a blank canvas for the new owner to move into. The flat is ideally situated for local amenities, schools and excellent transport links, including Bathgate train station, making commuting to Edinburgh and beyond easy and efficient.



Description

The accommodation comprises a bright and airy lounge with large bay window allowing for an abundance of natural light, a modern fitted kitchen with ample units and worktop space, 2 well-proportioned double bedrooms, both benefiting from built-in storage and a contemporary bathroom suite. Additional features include gas central heating, double glazing, and secure entry access with the building and common grounds maintained by factor. A residents car park to the rear offers a range of parking spaces, with further visitor parking found on-street directly outside the front door. The property is located close to National Cycle Route 75, with further good walkways meandering through the development for those looking to keep fit and active.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Hallway 14'6" x 6'8" (4.42m x 2.04m)

Living Room 14'3" x 13'1" (4.35m x 4.01m)

Kitchen 9'11" x 8'9" (3.04m x 2.69m)

Bedroom 1 11'8" x 11'6" (3.58m x 3.52m)

Bedroom 2 10'5" x 8'9" (3.19m x 2.67m)

Bathroom 6'8" x 6'2" (2.04m x 1.88m)

Key Info

Home Report Valuation: £135,000

Total Floor Area: 61 m2 (660 ft2)

Parking: Residents Parking

Heating System: Gas

Factor Fee: £115 PCM, Includes Building Insurance

Council Tax: C - £1880.75 per year

EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

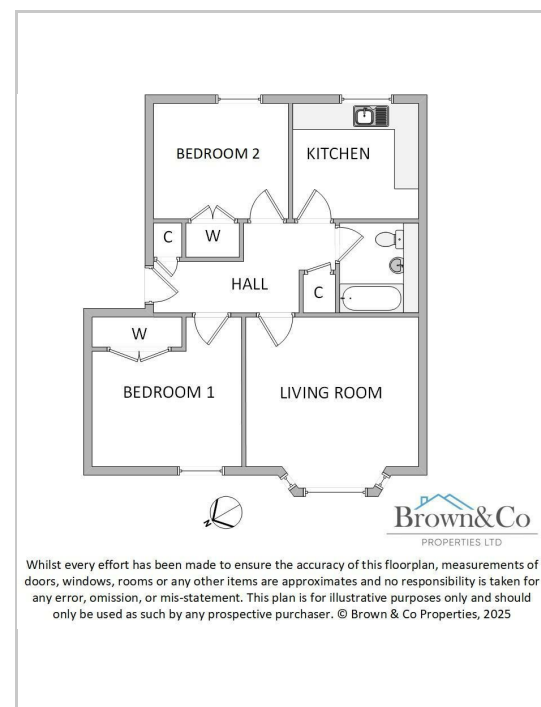
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

