



49 Leyland Road

Bathgate, West Lothian, EH48 2SG





Presented in move-in condition, this modern first-floor flat is a spacious two-bedroom residence which benefits from attractive neutral interiors and quality finishings. It features a generous living area, a Shaker-style kitchen, and a bright three-piece bathroom. Furthermore, the two bedrooms are light and airy, and both with excellent clothes storage. Forming part of an established development in Bathgate, this property is well suited to a wide variety of buyers, including commuting professionals, first-time purchasers, couples, and small families alike.

Factor: Ross & Liddell and the cost is £115.00pcm.

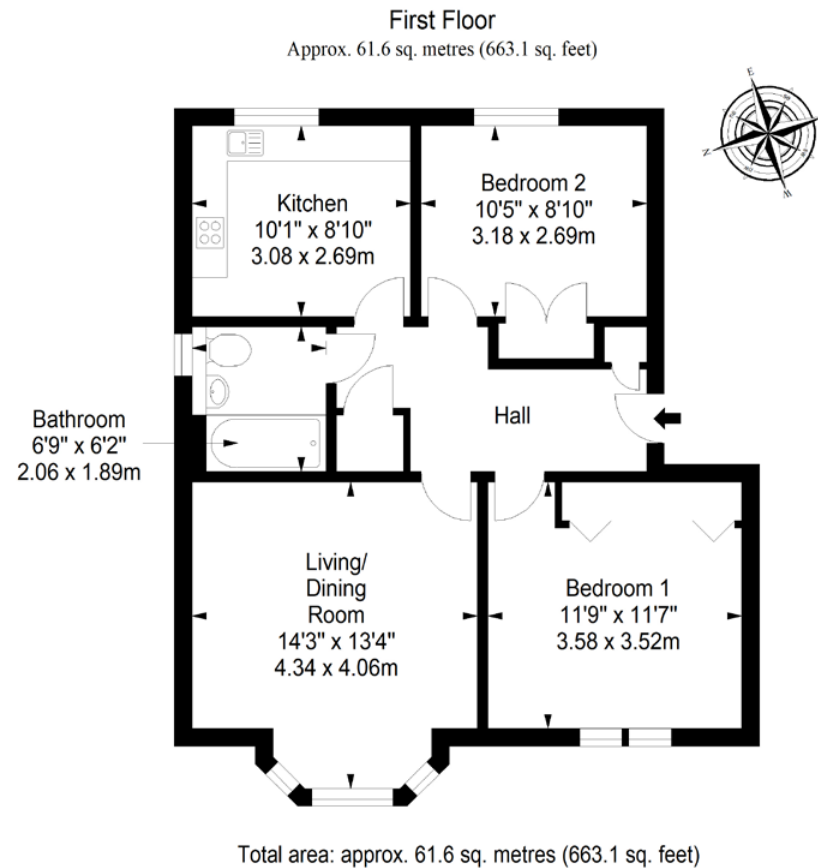
Extras: all fitted floor coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Features

- Spacious first-floor flat with neutral interiors
- Part of a popular modern development
- Desirable location in Bathgate
- Entrance hall with built-in storage
- Living/dining room with bay window
- Modern, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom with over-bath shower
- Well-kept communal garden grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106