



44 Meikle Inch Lane, Bathgate

Offers Over £210,000



44 Meikle Inch Lane

Bathgate

Welcome to 44 Meikle Inch Lane. Perfectly presented and thoughtfully upgraded, this stunning property has been finished to an incredibly high standard throughout, offering spacious, modern living in one of Bathgate's most popular developments.

As you step into the entrance hallway, you're immediately struck by the sleek, high-end finish. The first thing you'll notice is the beautiful herringbone flooring that flows seamlessly throughout the entire ground floor, a real showstopper that sets the tone for the rest of the home. To your right, there's a convenient WC, adding to the practicality of the home. Also in the hallway, you'll find a handy storage cupboard, perfect for coats, shoes, and everyday essentials, ideal for keeping the space tidy and clutter-free.

Moving through, the home opens up into a bright and spacious lounge. This elegant room is bathed in natural light and tastefully decorated in soft, neutral tones with striking black accents, making it the perfect spot to relax and unwind. Whether you're enjoying a quiet night in or hosting guests, this space offers both comfort and style.

To the rear of the home is the stunning open-plan kitchen and dining area. Fitted with high-spec cabinetry and contemporary finishes, this space is as practical as it is beautiful with a door leading directly out to the rear garden. Creating a wonderful indoor-outdoor flow and making it an ideal setup for summer entertaining.



Upstairs, the quality continues. There are three well-proportioned bedrooms all with excellent natural light. The principal bedroom offers a peaceful and stylish retreat with built in wardrobes and plenty space to accommodate a king size bed. Bedroom two provides another double bedroom, while bedroom three perfect for children, guests, or a home office setup. The family bathroom is equally impressive, complete with tiling, a sleek vanity, and a shower over bath, all finished to a great standard.

Outside, the fully enclosed rear garden offers a safe and sunny space to enjoy. Whether it's morning coffee on the patio or evening drinks with friends, the garden is a lovely extension of the living space. To the front, there is private driveway parking, adding to the property's practicality.

44 Meikle Inch Lane is situated in the popular Wester Inch area of Bathgate, offering close proximity to key amenities including supermarkets such as Tesco, Morrisons, Lidl, Aldi, and Iceland, along with local favourites like Boghall Butchers and Boghall Pharmacy. The property benefits from excellent schooling options nearby, including Simpson Primary School, Blackburn Primary School, Murrayfield Primary School, Bathgate Academy, and St Kentigern's Academy. Transport links are strong, with Bathgate train station providing regular services to Edinburgh and Glasgow and easy access to the M8 motorway. Residents can enjoy nearby green spaces such as Kirkton Park and Beecraigs Country Park, local healthcare practices including Ashgrove Group Practice, and a variety of dining and takeaway options. This location perfectly combines convenience, community, and connectivity for families and commuters alike.

Council Tax band: D

Tenure: Freehold

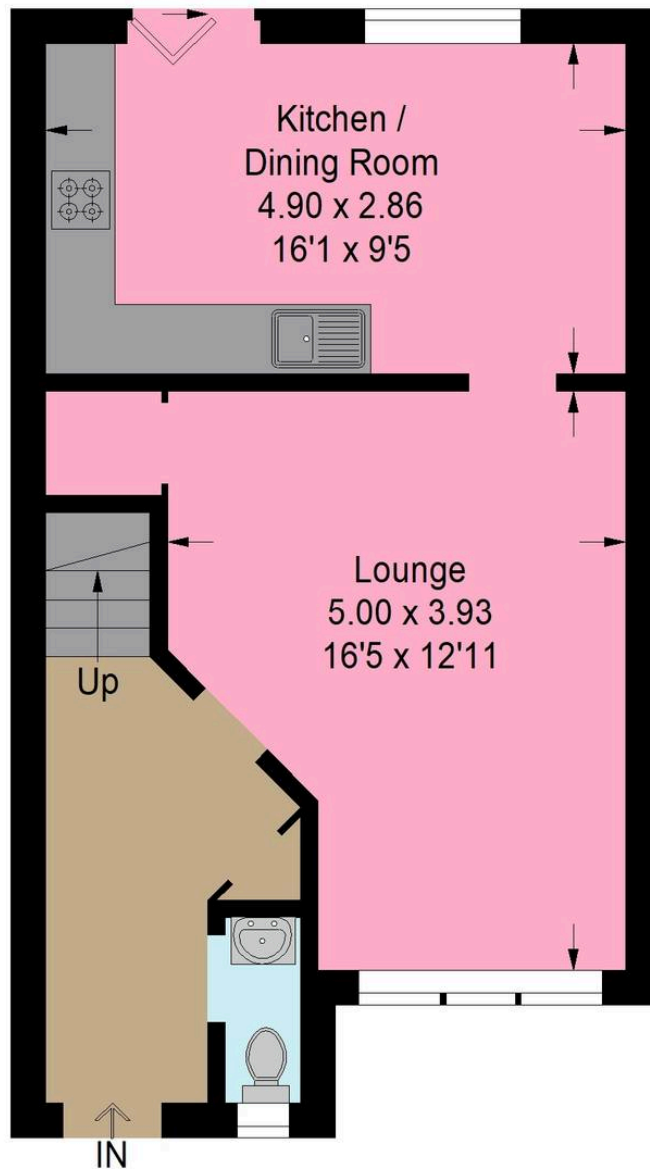
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

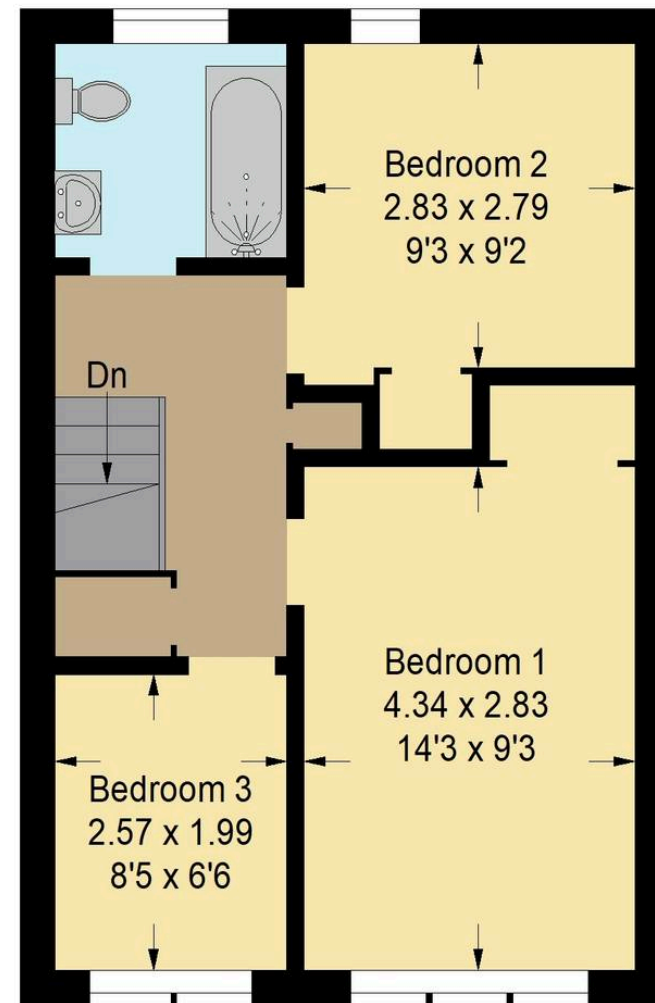




Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1208771 / Ref:90704)



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