





**\*Gorgeous 2 Bedroom Apartment!\***

Niall McCabe & RE/MAX Property are thrilled to present to the market this beautiful 2-bedroom first floor apartment, which is located in the heart of Wester Inch Village, Bathgate. The property enjoys a bespoke, yet sophisticated finish, with expansive room sizes and is drenched with natural light throughout.

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, swimming pool, leisure centre, bowling green, golf course and country parks. The area further benefits from being within a close proximity to M8 and Bathgate train station which has a timely and frequent service direct to Edinburgh and Glasgow making this an ideal location for commuting.

Council Tax Band C

Freehold Tenure

Factor Fee - £65 monthly service charge to Hacking & Patterson

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### Lounge

15' 8" x 11' 0" (4.78m x 3.36m)

Located to the rear of the property and drenched with natural light, here you enter the striking lounge. A fabulous space with a flexible layout, bay window creating a wonderful focal point and fresh & calming décor. The room also enjoys central lighting, ample power points and radiator.

### Kitchen

12' 6" x 10' 7" (3.81m x 3.22m)

Offering a vast selection of base & wall mounted units, the kitchen is a great space. The stylish palette is complemented by contrasting worktop and click laminate flooring. There is also a rear facing window & space for freestanding appliances.

### Bedroom 1

10' 7" x 10' 5" (3.22m x 3.18m)

The master bedroom is a fabulous size and enjoys slick décor and laminate flooring. The room enjoys a window overlooking the surrounding development and ample space for various furniture layouts.

### Bedroom 2

11' 5" x 10' 5" (3.48m x 3.18m)

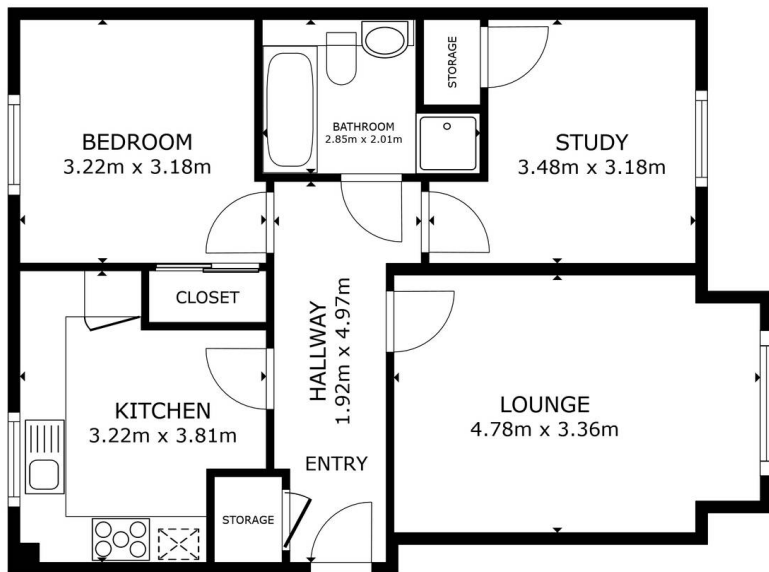
Bedroom 2 is another spacious double room and could be used flexibly depending on the individual purchaser. The room has been freshly carpeted and enjoys central lighting.

### Family Bathroom

9' 4" x 6' 7" (2.85m x 2.01m)

Stunning 4-piece family bathroom which comprises of large bathtub, shower enclosure, wash hand basin & W.C – both built into sleek vanity and gorgeous flooring. A fantastic room for a long soak and getting ready.





FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN 63.1 m<sup>2</sup>  
 TOTAL : 63.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

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