





Beautiful 5/6 bedroom detached townhouse!

Niall McCabe & RE/MAX Property are thrilled to present to the market this gorgeous, and highly modern 6-bedroom detached townhouse which commands a prime, private plot in the heart of Wester Inch Village. The property boasts sleek and polished interiors, imposing room sizes and a fully private, mature garden. This certainly would make the ideal family home for years to come & certainly exudes sophistication & class 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.

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 – F

Factor Fee – SCOTTISH WOODLANDS £110 A YEAR

Freehold Property

Lounge

23' 9" x 11' 5" (7.24m x 3.47m)

A stunning dual-aspect lounge stretching the full length of the house, this elegant space features sleek ceramic tiled flooring, high-end finishes, and a versatile layout perfect for effortless entertaining or relaxed living. Flooded with natural light and designed for flexibility, it's both stylish and spacious.

Kitchen

23' 11" x 10' 2" (7.28m x 3.11m)

This beautiful kitchen/diner impresses with sleek tiled flooring, dual windows that flood the space with natural light, and a generous array of base and wall units. Complete with quality appliances and ample room for a formal dining set, it's stylish, functional, and perfect for everyday living or entertaining.

Utility Room

7' 6" x 6' 0" (2.29m x 1.84m)

Located just off the kitchen, the utility is both practical and spacious – it enjoys additional workspace and room for laundry appliances.

W.C

7' 6" x 5' 9" (2.29m x 1.75m)

Completing the downstairs, is a lovely 2-piece W.C – which enjoys fully tiled flooring and walls for that extra spark.

Bedroom 1

19' 5" x 13' 5" (5.93m x 4.08m)

A lovely principal bedroom featuring fresh carpeting, large light-filled windows, and a private dressing area – perfectly blending comfort, space, and style.



En-Suite

9' 9" x 5' 0" (2.98m x 1.53m)

A sleek en-suite shower room featuring a large walk-in enclosure, modern wash hand basin, and stylish W.C.—contemporary comfort with a clean, polished finish.

Bedroom 2

13' 2" x 10' 3" (4.02m x 3.12m)

A great-sized double bedroom with a fresh neutral finish and a large window that fills the space with natural light—bright, airy, and move-in ready.

Bedroom 3

10' 3" x 8' 9" (3.12m x 2.66m)

Bedroom 3 is a lovely double featuring fitted wardrobes, fresh carpeting, and central lighting—comfortable, stylish, and well-appointed.

Family Bathroom

8' 7" x 9' 1" (2.61m x 2.77m)

The family bathroom is a lovely, well-appointed space featuring a sleek three-piece suite with a luxurious bathtub—perfect for relaxing in style.

Bedroom 4

12' 11" x 10' 3" (3.93m x 3.12m)

Another great-sized double room, crisply decorated and full of natural light—fresh, inviting, and ready to enjoy.



Bedroom 5

10' 3" x 8' 2" (3.12m x 2.49m)

Bedroom 5 is a generously sized room with a bright, sunny aspect—warm, welcoming, and full of natural light.

Family Bathroom

8' 10" x 8' 10" (2.69m x 2.70m)

Gorgeous 3-piece Jack-N-Jill shower room, with a crisp white suite and lovely floor design.

Family Bathroom

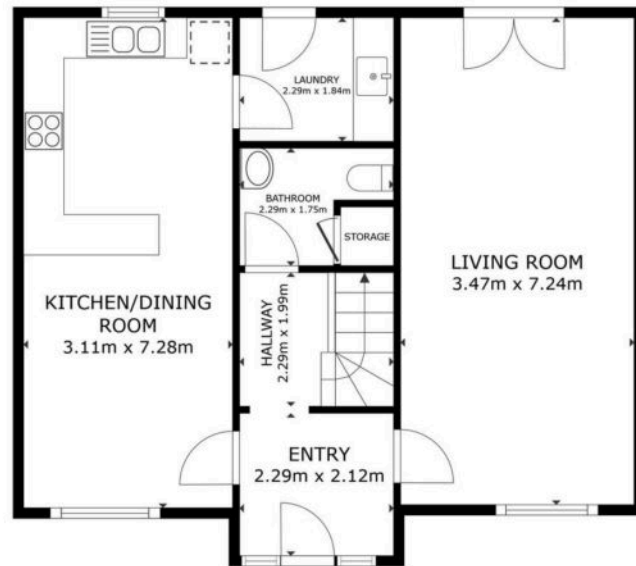
23' 5" x 11' 5" (7.15m x 3.47m)

The family room/bedroom 6 is a magnificent top-floor space, filled with light and character. Versatile and spacious, it offers flexible use to suit the purchaser's needs.

Exterior

Externally, the property is located on a fabulous plot – to the front there is a large lawn section, with a treelined outlook – from here you access the entrance by a pretty paved pathway. The rear is fully enclosed and exceptionally private, with a luscious lawn and impressive patio – this is an ideal for family entertaining.

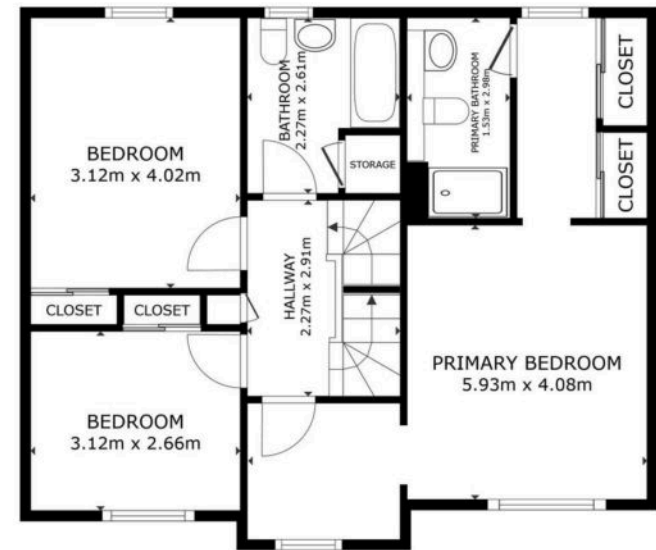




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 67.5 m² FLOOR 2 67.4 m² FLOOR 3 66.2 m²
 TOTAL 1: 301.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 67.5 m² FLOOR 2 67.4 m² FLOOR 3 66.2 m²
 TOTAL 1: 301.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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