



Bathgate | Leyland Road | Offers Over £255,000

Stunning four-bedroom, three-bathroom townhouse, located in the heart of Bathgate, offering spacious and versatile living for the whole family. The property boasts three generous reception rooms, perfect for entertaining or relaxing.



Welcome to this exquisite four-bedroom townhouse with 3 reception rooms and 3 bathrooms, nestled within the sought-after Wester Inch Village in Bathgate. The property is perfectly suited for families desiring a blend of elegance and functionality.

Upon arrival at 307 Leyland Road, you're greeted by a charming facade leading into the entrance hallway. The ground floor introduces a cloakroom which has been upgraded with luxury in mind and comprises of white w.c, wall hung basin and wall niche, along with tiled walls, floor and a heated towel rail. You will also find an inviting family room accessible through double doors. Here, the continuity of laminate flooring and a sleek media wall with an electric fire provides a perfect backdrop for relaxation and family time. Designed with entertainment in mind, the family room is semi-open plan to the kitchen/diner which is a culinary delight, complete with contemporary units, integrated appliances, and double doors that invite sunlight from the serene rear garden. The kitchen is the heart of the home and for good reason with this superb property, a great space to relax, eat, and enjoy stories.



Ascend the carpeted staircase to discover a sumptuous lounge featuring a Juliette balcony and a cosy carpet for full relaxation after a busy day. You will also find the third bedroom, which is beautifully appointed with fitted mirror wardrobes. The fourth bedroom serves well as a study or luxurious walk-in wardrobe.

The family bathroom showcases a luxury finish, with an upgraded three-piece suite, rainforest shower, and bespoke mirrored detailing.

The piece de resistance awaits on the second floor: the master bedroom. This expansive retreat boasts dual-fitted wardrobes and is complemented by an en suite bathroom, enhancing the feel of a private sanctuary.

The south-facing garden offers a delightful sun trap, complete with paved areas and raised beds, all enclosed by timber fencing for privacy and security for children and pets. With an allocated parking space, ample visitor parking, gas heating, and double glazing, this residence epitomises modern family living.



Situated within the catchment for the highly regarded Simpson primary school and a stone's throw from Bathgate train station, 307 Leyland Road is a haven for families seeking a harmonious blend of comfort and convenience.



Location: Bathgate, a historic town in West Lothian, Scotland, blends rich heritage with modern amenities. Nestled between the larger cities of Edinburgh and Glasgow, Bathgate offers a picturesque setting with rolling hills and lush landscapes. Its origins trace back to the 12th century, with a history steeped in royal connections and industrial growth, particularly in coal mining and railways.

Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also offers a range of recreational activities, from golf courses to cultural attractions like the Bathgate Regal Theatre. The town centre boasts a range of shops, highly regarded restaurants, cafes, and catering to both locals and visitors. With great schools, nurseries, and healthcare facilities, Bathgate is a desirable place for families and professionals alike offering a balanced lifestyle with both urban convenience and scenic countryside.

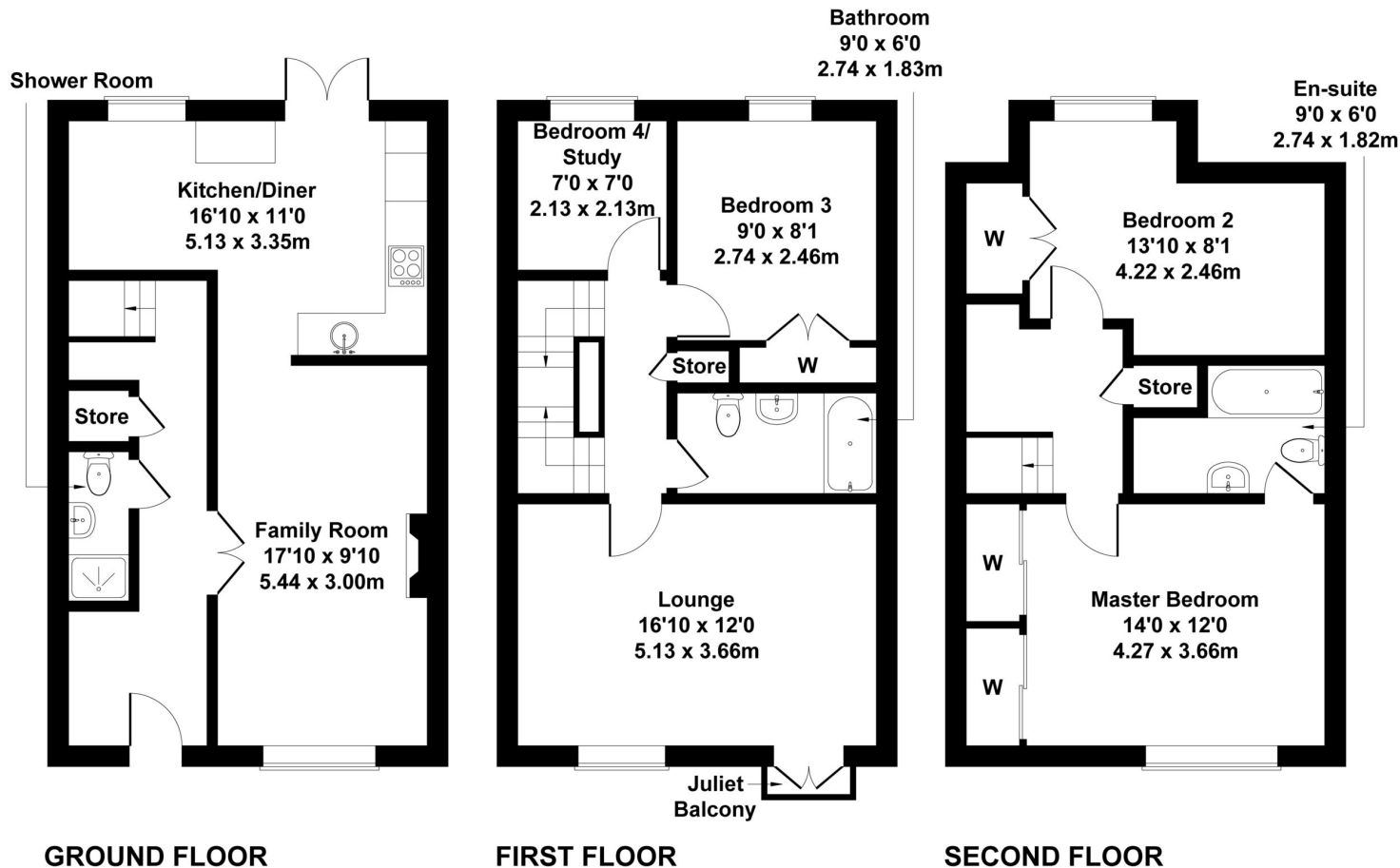


With excellent transport links, including a train station that connects to both Edinburgh and Glasgow, Bathgate serves as a convenient and charming base for exploring the broader region making it an ideal spot for commuters.



307 Leyland Road, Bathgate

Approximate Gross Internal Area
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2024
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