



55 Meikle Inch Lane, Bathgate

£140,000



55 Meikle Inch Lane

Bathgate, Bathgate

Beautiful Turn-Key 2 Bedroom Flat Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning, walk-in condition, spacious two-bedroom flat located in Bathgate

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Hallway

The inviting hallway makes a striking first impression, featuring fresh, contemporary decor and soft carpeted flooring that adds warmth underfoot. A stylish feature ceiling light casts a welcoming glow, while the generous layout offers abundant space for coats, jackets, and shoes. Exceptional storage is provided by two impressive units, including a walk-in closet, seamlessly combining practicality with elegance. Designed for both function and flow, the hallway sets the tone for the rest of the home, guiding you effortlessly into the living spaces beyond.

Lounge

15' 1" x 12' 3" (4.61m x 3.74m)

The lounge is a spacious and inviting area, featuring a stunning front bay window that floods the room with natural light and offers a picturesque view. The carpeted flooring adds warmth and comfort underfoot, while a central light fixture creates a welcoming ambiance. A radiator ensures the space stays cozy, and the generous layout provides ample room for free-standing furniture, allowing for versatile arrangements. The fresh, modern decor completes the look, making it a bright, airy, and comfortable living space.

Kitchen/Diner

10' 5" x 8' 6" (3.18m x 2.59m)

The kitchen is well-equipped and spacious, designed for both functionality and comfort. It features vinyl flooring and a rear-view window that brings in natural light, while a radiator keeps the space warm. A set of spotlights brightens the area, and there is plenty of storage with modern units. The kitchen includes a freestanding fridge and freezer, generously gifted by the owners, as well as a washing machine also provided by them. Cooking is made easy with a gas hob, an oven, and an extra-large stainless steel sink with a drainer and a modern mixer tap. There is also ample space for a table and chairs, making it a perfect spot for casual dining or family meals.





Bedroom One

12' 8" x 8' 11" (3.87m x 2.71m)

The bedroom is large and spacious, featuring a front-facing window that brings in natural light. Carpeted flooring adds warmth and comfort, while a central light creates a welcoming ambiance. There is ample space for free-standing furniture, allowing for flexible arrangements, and the room benefits from a set of two double wardrobes, providing excellent storage and keeping the space organized and clutter-free.

Bedroom Two

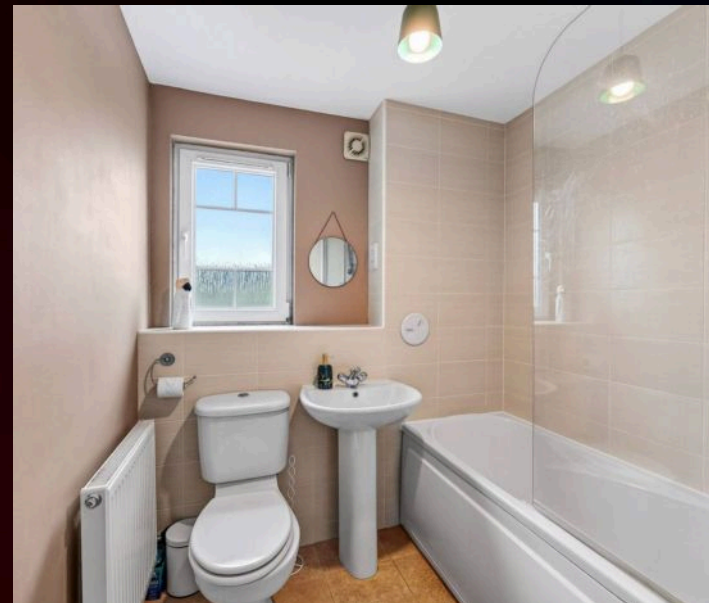
10' 5" x 9' 11" (3.17m x 3.02m)

The second double bedroom is excellent in size and features a rear-facing window that fills the room with natural light. Carpeted flooring adds comfort underfoot, while a central light brightens the space. A radiator ensures warmth, and the room benefits from triple fitted wardrobes, offering ample storage and keeping the bedroom neat and organized.

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

The bathroom is modern and stylish, featuring a side window that fills the space with natural light. Vinyl flooring and a radiator add comfort, while a central light illuminates the room beautifully. It includes a bath with an over-bath mains shower and a sleek glass screen, complemented by a WC and a contemporary sink with a mixer tap. The tiled splashback adds a clean, elegant finish, creating a fresh and functional bathroom space.





COMMUNAL GARDEN

The flat enjoys a pleasant outlook over beautifully maintained communal gardens, with neat lawns and mature trees providing a lovely, tranquil view.

ALLOCATED PARKING

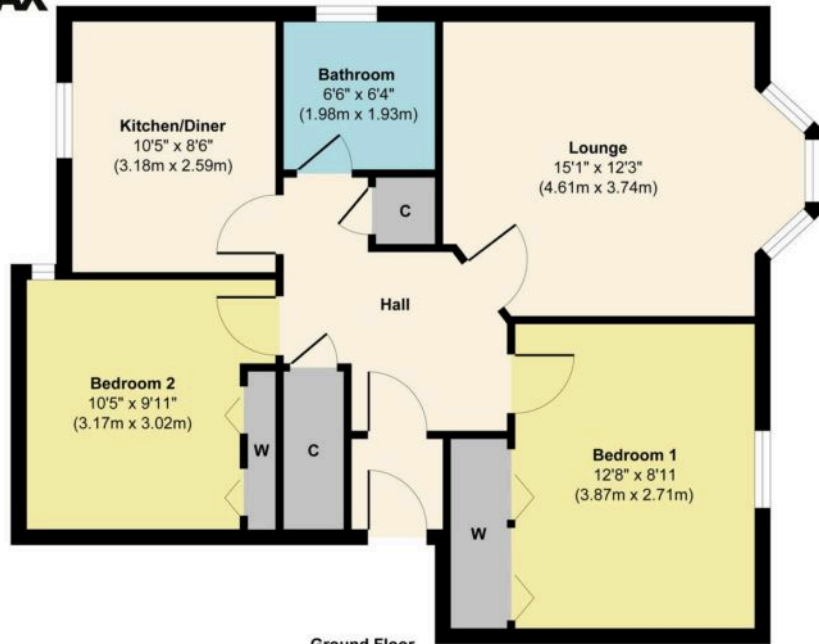
1 Parking Space

The property benefits from an allocated parking space, providing convenience and added security close to the flat.





55 Meikle Inch Lane, Bathgate, EH48 2UF



Ground Floor

Approx. Gross Internal Floor Area 685 sq. ft / 63.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81

England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive 2002/91/EC





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