



**516 Leyland Road, Bathgate**

Offers Over **£138,000**





# 516 Leyland Road

Bathgate, Bathgate

Council Tax band: TBD

- Charles Church Ground Floor Flat
- Walk-in Condition
- Freshly Decorated throughout
- Two Double Bedrooms with Fitted Wardrobes
- Bathroom with window
- Gas Central Heating with Combi Boiler
- Bin Store
- Factored Grounds
- Adjacent Allocated Parking Space









**Hall**

Quality doors to lounge/dining room, breakfasting kitchen, bedrooms, bathroom and two cupboards, one housing electric switchgear. Fitted carpeting through hall, lounge/dining room and bedrooms. Radiator.

**Lounge/Dining Room**

15' 2" x 13' 4" (4.62m x 4.06m)

Spacious sitting room with ample room for dining table and chairs. Front facing window with venetian blind. Radiator.

**Fitted Breakfasting Kitchen**

10' 0" x 8' 7" (3.06m x 2.62m)

Stylish breakfasting kitchen fitted with base and wall mounted units, one housing combi gas central heating boiler, AEG gas hob with stainless steel splashback and electric fan assisted oven, stainless steel circular basin with mixer tap and drainer, complementary worktops and matching splashbacks. Rear facing window with roller blind and offering open views. New vinyl floorcovering, radiator.

**Bedroom One**

10' 6" x 8' 6" (3.19m x 2.59m)

Double bedroom with front facing window and venetian blind. Fitted wardrobe concealed behind double doors. Radiator.

**Bedroom Two**

10' 6" x 8' 8" (3.20m x 2.63m)

Another double bedroom with rear facing window and roller blind. Door to good sized fitted wardrobe. Radiator.

**Bathroom**

6' 11" x 6' 3" (2.10m x 1.90m)

Fitted with quality wash hand basin and WC built into vanity unit and bath with mains shower and glazed screen over. Tiled to ceiling height around bath and to dado height above fitments. Opaque glazed window. Chrome vertical radiator, laminate floor tiles.





## ALLOCATED PARKING

1 Parking Space

Allocated parking adjacent to kitchen window.











## KnightBain Estate Agents

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