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141/3 Marina Road, Bathgate, West Lothian, EH48 1RS



# 141/3 Marina Road

## Bathgate, West Lothian, EH48 1RS

Part of a popular contemporary development in Bathgate, this outstanding ground-floor flat impresses with its generous open-plan living accommodation and modern kitchen, two double bedrooms, two bathrooms, and private residents' parking. The home is well-presented throughout in neutral hues and brought to market in a move-in condition. The property further benefits from a prime location, close to public parks, schools and amenities, and commuter transport links for easy access to Edinburgh and Glasgow.

Reached by a secure communal entrance, the front door to the flat opens into an inviting hall with built-in storage. The hall flows directly ahead into the open-plan kitchen, living and dining room, which spans the whole depth of the property to provide ample floorspace for lounge furniture and a table and chairs. This reception area is further enhanced by a neutral palette of décor and an understated feature wall, creating a homely and airy ambience that is brightened by dual-aspect windows for an abundance of natural light. Meanwhile, the kitchen has a sophisticated design, fitted with white cabinets and wood-inspired worktops that are framed by slimline splashbacks. It comes with under-cabinet lighting and a selection of integrated and freestanding appliances. Positioned side by side, the two double bedrooms are both well-proportioned and well-presented. The two rooms also feature built-in wardrobes, fitted carpeting for comfort, and neutral décor, with the principal bedroom enjoying a chic accent wall for added style and the luxury of a modern en-suite shower room. Finally, a contemporary family bathroom completes the home, offering a three-piece suite and overhead shower. Gas central heating and double glazing throughout ensure year-round comfort and efficiency.

Externally, the development provides private residents' parking and a leafy green setting, with well-tended communal garden greens. In addition, it is just a short walk from Kirkton Public Park for further outdoor opportunities.

**EPC Rating - B**







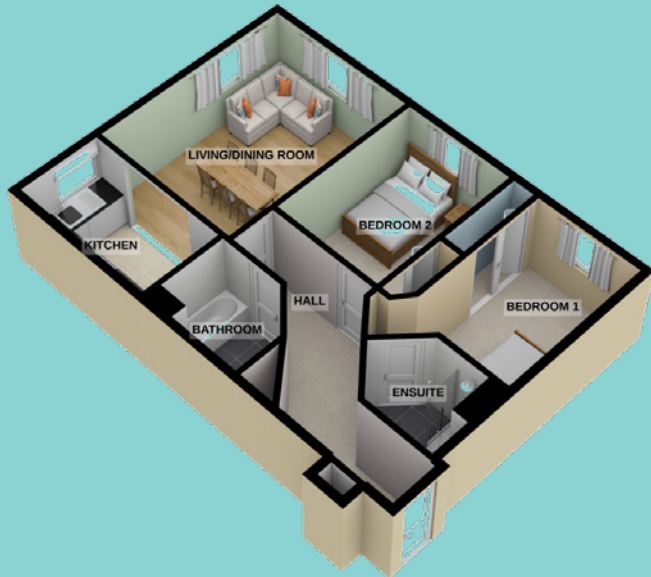
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

## Dimensions

Living Room	3.57m x 4.68m
Dining Kitchen	3.42m x 1.93m
Bedroom 1	2.48m x 3.56m
En-suite	2.38m x 1.87m
Bedroom 2	2.59m x 3.59m
Bathroom	2.34m x 1.82m

GROUND FLOOR



## Extras to be included in the sale

All fitted floor and window coverings, light fittings, integrated appliances (gas hob, oven, fridge/freezer, and washing machine), and a dishwasher to be included in the sale.



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