

Turpie
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451



451 Leyland Road, Bathgate, EH48 2US

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Leyland Road, Bathgate



Ideal for a first time buyer or investor, this spacious and well-presented two-bedroom apartment in Bathgate's popular Wester Inch development presents a wonderful opportunity.

Boasting delightful views of Bathgate Hills, the top floor accommodation includes a bright bay windowed living room; a stylish contemporary dining kitchen; two comfortable double bedrooms; and a family bathroom.

Within easy reach of Simpson Primary School and just a short distance from the centre of Bathgate, excellent commuter transport links, open green space, and recreational amenities it has much to offer.

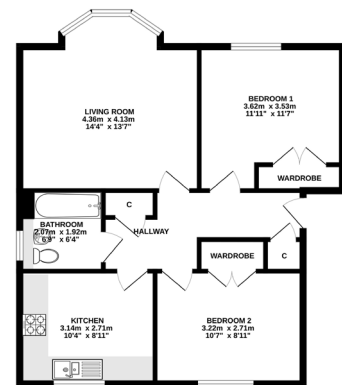
What's special about this house

- Well-presented two-bedroom modern top floor apartment with private parking.
- Spacious and bright living room with bay windows looking across to the Bathgate Hills and showcasing a tasteful décor including wood-inspired flooring and a statement accent wall.
- Stylish dining kitchen featuring white gloss wall and floor units, handsome wood-effect worktops, and an integrated gas hob, oven, fridge/freezer, and extractor hood.
- Two light and airy double bedrooms both with built-in wardrobes.
- Well-appointed family bathroom boasting a WC, washbasin, and bath with a wall-mounted shower.
- Residents' parking.
- Popular residential development minutes from Simpson Primary School.



Location and Amenities

- A popular residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (27 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 13 miles away
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)



Dimensions:

First Floor –

Living Room	4.36 x 4.13m
Kitchen	3.14 x 2.71m
Bedroom 1	3.62 x 3.53m
Bedroom 2	3.22 x 2.71m
Bathroom	2.07 x 1.92m

Extras

All flooring covering, light fittings, blinds, curtains, oven/hob, a washing machine, fridge, freezer, a separate outside storage and a bin room are included.

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.

“Top-floor two-bedroom apartment in Wester Inch with stunning views – ideal for first-time buyers or investors.”

Home Report valuation	£140,000
Internal floor area	65 m2
School catchment	Simpson and St Mary's Primary Schools, Bathgate Academy and St Kentigern's Academy
Council tax band	Band C
EPC band	Band B
Train station	Bathgate 1.6 miles

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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.