










Offers Over
£130,000

73 Meikle Inch Lane

Bathgate | West Lothian | EH48 2UF

Located within one of Wester Inch's most sought-after Persimmon-built developments, this attractive top floor flat offers an excellent opportunity for first-time buyers, young professionals, or those seeking a smart buy-to-let investment. The development is well regarded for its modern design, well-maintained surroundings, and convenient positioning with easy access to the main motorway network, making it ideal for commuters travelling to nearby towns and cities.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Residents Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The property is entered via a secure entry system, leading into a welcoming hallway that provides useful storage space and access to the attic, an uncommon and valuable feature in a flat, offering additional practicality. The bright and spacious reception room is enhanced by a charming bay window formation, allowing natural light to flood the space. Finished with carpet flooring and a stylish two-tone colour scheme, this room provides a comfortable and contemporary setting for both relaxing and entertaining. The kitchen is fitted with wood-effect fronted wall and base units, offering ample storage and worktop space. It features a combination of integrated and freestanding appliances, catering to modern living requirements while maintaining a functional layout. There are two well-proportioned double bedrooms. The principal bedroom is presented in neutral décor and benefits from a built-in wardrobe, providing excellent storage. The second double bedroom also enjoys an open aspect, carpeted flooring, and its own built-in wardrobe, making it equally suitable as a guest room, home office, or additional sleeping accommodation. The bathroom is fitted with a white three-piece suite, including a bath with thermostatic shower over. Complementary white tiling surrounds the bath area, creating a clean and fresh finish.

The development is upkept and maintained by the factor Ross and Liddell - Approx £100 per month

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from an allocated parking space, ensuring convenient off-street parking. The development further features a secure entry system and well-tended communal areas, contributing to a pleasant and secure residential environment.

Viewing

Please contact Neilsons on 0131 625 2222.



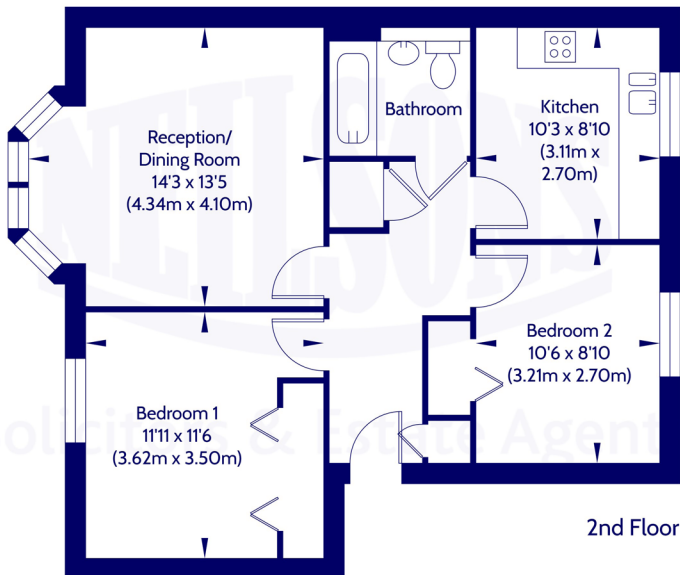


Location

Wester Inch is a highly sought-after residential area in western Bathgate, renowned for its modern housing, attractive green spaces, and strong sense of community. The area appeals to a wide range of buyers, including families, professionals, and downsizers, offering a balanced lifestyle within a welcoming neighbourhood. Local amenities are within easy reach, with Bathgate town centre providing a variety of shops, cafés, restaurants, leisure facilities, and healthcare services. The area is well served by reputable primary and secondary schools, nurseries, and early years centres, making it particularly appealing to families. Commuting is convenient, with Bathgate train station offering direct services to both Edinburgh and Glasgow. The M8 motorway is easily accessible, while local bus routes connect Wester Inch to surrounding towns and villages, providing excellent regional connectivity. For outdoor and recreational pursuits, Wester Inch benefits from landscaped green areas, walking routes, and dedicated cycle paths throughout the neighbourhood. Additional parks and nearby countryside offer further opportunities for relaxation, exercise, and family activities, making it an ideal location for those seeking a balanced and active lifestyle.



Approx. Gross Internal Floor Area 61 Sq M / 652 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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