

BRIDGES PROPERTIES

492 Leyland Road, Bathgate

Offers Over **£145,000**



492 Leyland Road

Bathgate

Welcome to 492 Leyland Road, a beautifully presented two bedroom ground floor apartment situated within the highly desirable Wester Inch development in Bathgate. Combining stylish contemporary interiors, generous room proportions and thoughtful upgrades throughout, this lovely home offers an excellent opportunity for first time buyers, professionals or those looking to downsize without compromising on quality.

Stepping inside, the welcoming entrance hallway sets the tone for the rest of the home, finished in fresh neutral tones with attractive wood effect flooring and contemporary oak internal doors. Two generous storage cupboards provide excellent practicality, keeping everyday essentials neatly tucked away.

The lounge is a particularly impressive space, featuring a striking contemporary media wall with an inset electric fireplace and elegant timber slatted detailing. Soft neutral décor and generous proportions create a warm and inviting atmosphere, while a large window with stylish plantation shutters fills the room with natural light. There is ample space for comfortable furnishings alongside a dining area, making this a wonderful room for both relaxing and entertaining.

The upgraded kitchen continues the home's modern feel, beautifully finished with sleek white cabinetry, contrasting dark worktops and matching splashbacks. A range of integrated appliances, including an eye level oven and microwave, complements the generous storage and preparation space, creating a kitchen that is both stylish and practical.

The principal bedroom is an excellent sized double, tastefully decorated with a contemporary feature wall and soft carpeting. There is plenty of room for bedroom furniture, while a built-in cupboard provides additional storage.

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Bedroom two is another generous double, currently arranged as a home office, offering excellent flexibility as a guest bedroom, nursery or dedicated workspace, and also benefits from built in storage.

The recently upgraded shower room is another standout feature, finished to a lovely standard with contemporary wall panelling, a generous black-framed shower enclosure and a modern vanity unit incorporating the wash hand basin and WC. A chrome heated towel rail and stylish finishes complete this beautifully appointed space.

Externally, the property benefits from an allocated parking space, adding further convenience to this attractive home.

Beautifully maintained and ready to move straight into, 492 Leyland Road offers the perfect combination of contemporary style, comfort and practicality. With its impressive upgrades, generous accommodation and desirable location, this is a wonderful opportunity to enjoy modern apartment living in the heart of Wester Inch.

Wester Inch is one of Bathgate's most desirable residential developments, renowned for its attractive surroundings, welcoming community and beautiful green spaces. With landscaped areas, scenic ponds, woodland walks and children's play parks throughout, the development offers a lovely balance of modern living and outdoor enjoyment.

Families benefit from Simpson Primary School and Nursery within the development, with Bathgate Academy providing secondary education, subject to catchment arrangements. Nearby Bathgate town centre offers an excellent selection of independent shops, cafés, restaurants and supermarkets, alongside leisure facilities including Xcite Bathgate and the historic Regal Theatre.

For commuters, Bathgate railway station provides regular direct services to Edinburgh and Glasgow, while the nearby M8 and M9 offer convenient road connections across the Central Belt. Livingston's popular shopping destinations, including The Centre and Livingston Designer Outlet, are also just a short drive away.

Combining excellent amenities, attractive surroundings and superb connectivity, Wester Inch remains a fantastic place to call home.

Home Report Value- £150,000, Council Tax Band - C, Square Ft- 635

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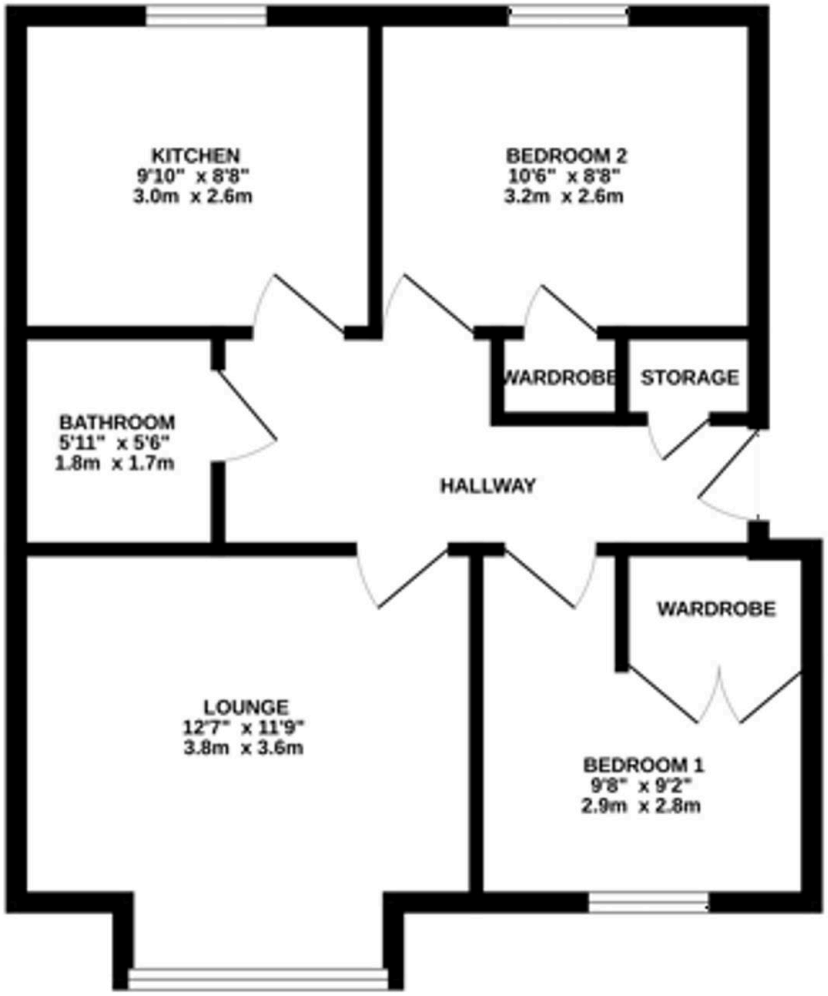






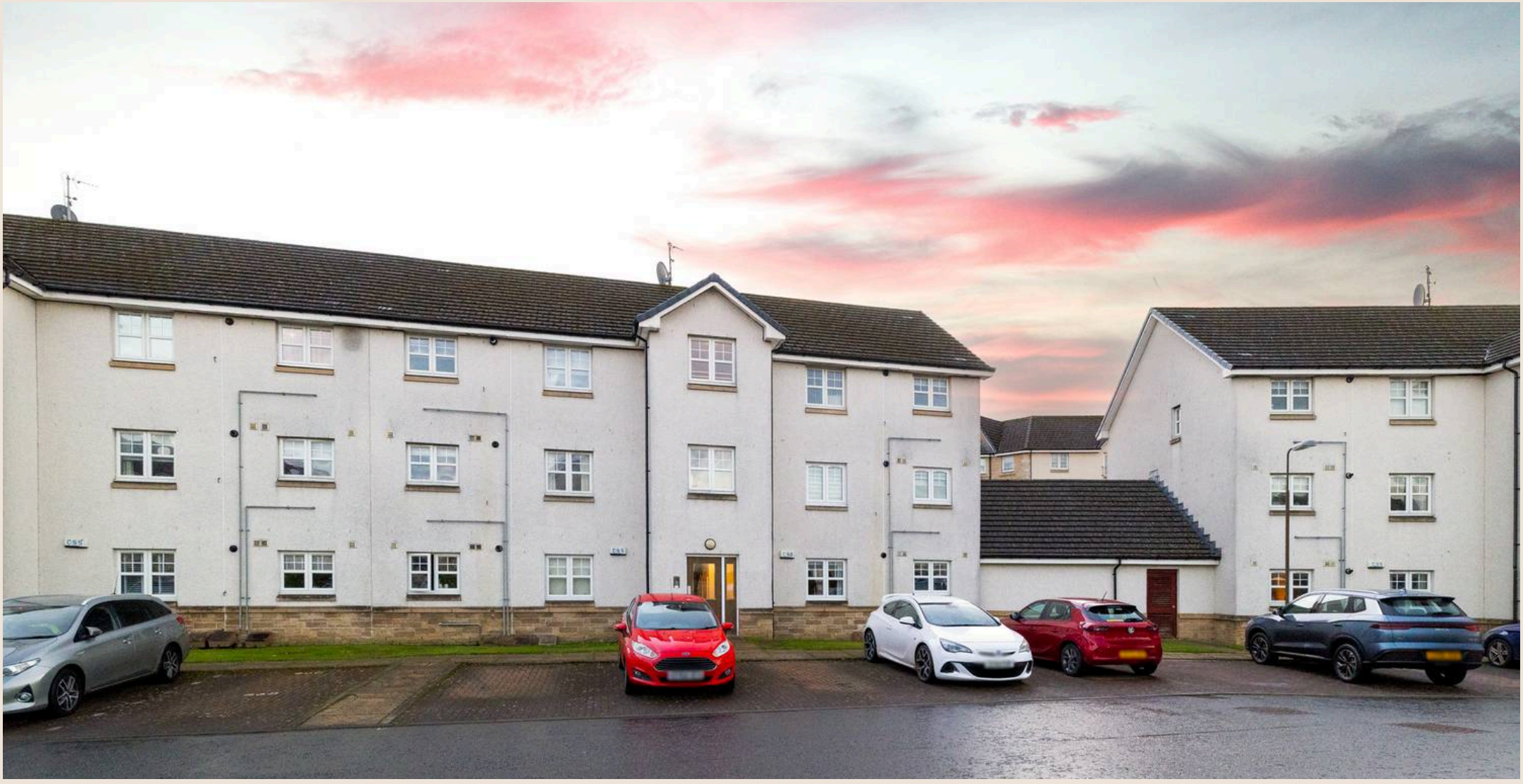


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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