

Turpie
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240



Leyland Road, Bathgate, EH48 2TS

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Leyland Road, Bathgate



Spanning three floors and located within the popular Wester Inch development in Bathgate, this three-bedroom townhouse with private gardens and parking offers a bright, spacious, and highly versatile layout.

On the ground floor, there is a kitchen with direct access to the rear garden, along with an adjoining dining room providing an excellent space for day-to-day living. This level is further enhanced by a practical utility room and a convenient guest WC. The first floor comprises a bright lounge, a generous double bedroom extending the full width of the property, and a well-appointed family bathroom. On the second floor, there are two further double bedrooms, including the principal bedroom, benefiting from an en-suite shower room.

Ideally positioned close to Bathgate town centre, local schooling, transport links, green spaces, and a range of recreational amenities, this home presents an excellent opportunity.

What's special about this house

- Three-bedroom Bathgate townhouse spanning three floors and featuring a versatile, spacious layout along with front and rear gardens and parking.
- Ground-floor formal dining room opening into the kitchen.
- Generously proportioned and light-filled first-floor lounge. Tastefully decorated, it features carpeting, a serene colour palette, and a fireplace.
- Bright kitchen opening to the rear garden. It features white wall and floor units, wood-effect worktops, a tiled splashback, and integrated appliances that include a gas hob, eye-level grill, and oven. An adjacent utility provides additional storage.
- Principal double bedroom with built-in wardrobes and a stylish en-suite shower room.
- Low-maintenance front and rear gardens comprising artificial lawn and paving respectively.
- Residents' parking.
- Within easy reach of Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, schooling, and green open spaces.



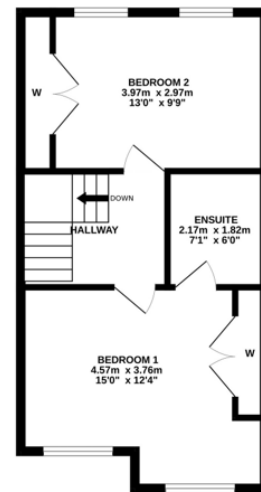
Location and Amenities

- Catchment for Simpson Primary School and Bathgate Academy.
- 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.
- Open green spaces on the doorstep including Wester Inch Woodland Walk.
- Near to a variety of 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).

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine/tumble dryer, fridge/freezer and bunker are included

Home Report valuation	£240,000
Internal floor area	119m ²
School catchment	Simpson Primary School Bathgate Academy
Council tax band	E
EPC Rating	C
Train station	Bathgate



Dimensions Ground Floor

Kitchen	5.10 x 2.85m
Dining Room	3.75 x 2.85m
Utility Room	1.75 x 1.70m
WC	1.70 x 1.05m

First Floor

Lounge	4.55 x 3.80m
Bedroom 3	3.95 x 2.90m
Bathroom	2.20 x 1.70m

Second Floor

Bedroom 1	4.57 x 3.76m
En-suite	2.17 x 1.82m
Bedroom 2	3.97 x 2.97m

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.

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Pioneers in Property



George McKillen
Property Manager