



7 Meikle Inch Lane

Bathgate, West Lothian, EH48 2UF



Property Summary

This two-bedroom first-floor flat is a bright and airy residence which forms part of the Wester Inch development in Bathgate. Presented in walk-in condition, the home enjoys crisp neutral interiors, a new heating system, and quality fixtures and fittings throughout, which include a modern kitchen and bathroom. It further benefits from a large living area and generous built-in storage to help keep the home tidy. Private residents' parking completes the package. Altogether, this property will have huge appeal amongst first-time buyers, professionals, and small families seeking a West Lothian base with a near-equidistant commute to Edinburgh and Glasgow.

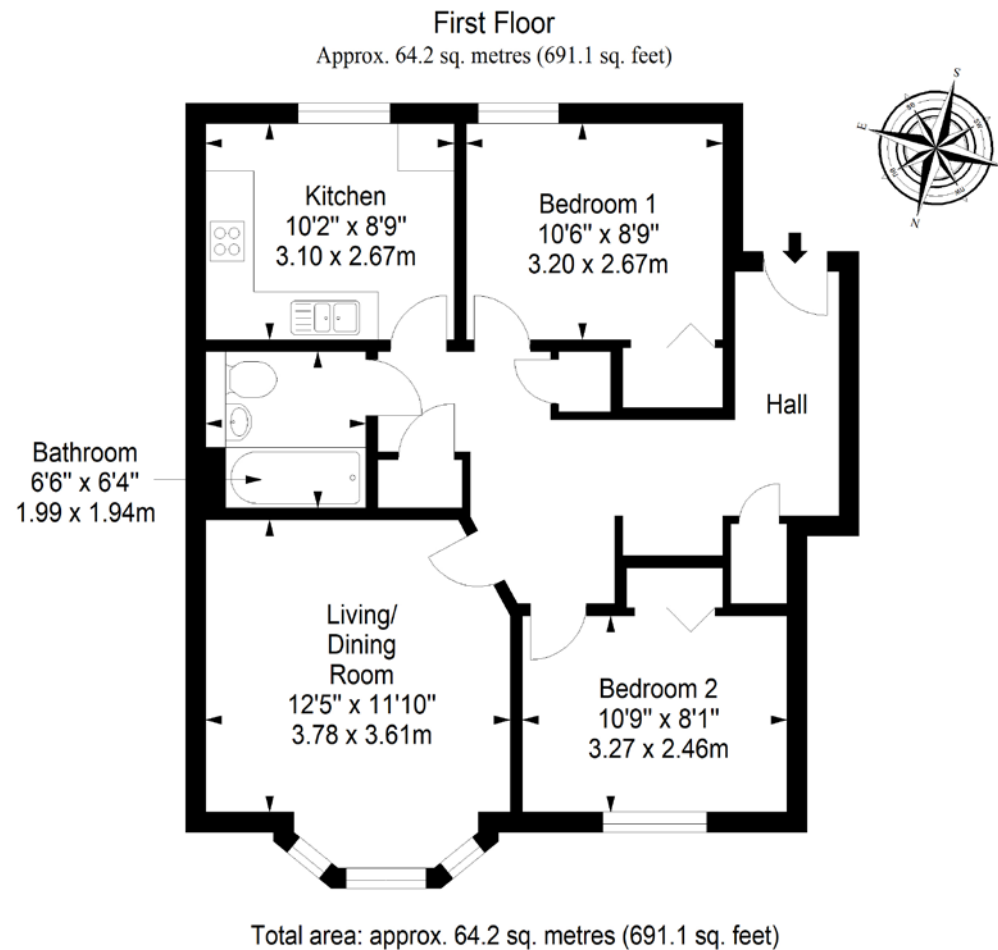
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Features

- A modern first-floor flat in move-in condition
- Part of a sought-after development
- Desirable location in popular Bathgate
- Neutral interior design throughout
- Entrance hall with three cupboards
- Living/dining room with a bay window
- Fitted kitchen with a sunny aspect
- Two bedrooms with built-in wardrobes
- 3pc bathroom with an overhead shower
- Well-maintained communal garden
- Private residents' parking
- Gas central heating via a new heating system (2025)
- Double glazing
- EPC Rating - B



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106