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Offers Over
£130,000

573 Leyland Road

Bathgate | West Lothian | EH48 2GU

A fantastic opportunity has arisen to purchase this impressive, attractive top floor flat, forming part of the prestigious Wester Inch Village development, close to good local day to day amenities and well placed for commuting.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The accommodation, presented in true move-in condition, comprises a secure entry system and a welcoming hallway with useful storage. The property features a bright and spacious reception/dining room, enhanced by a recessed window formation that allows for an abundance of natural light. The stylish, well-designed kitchen offers a range of contemporary white base and wall-mounted units, complemented by coordinated work surfaces and splashbacks. There is a well-proportioned principal bedroom with fitted wardrobes, a generously sized second double bedroom, and a modern bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and fridge/freezer.

Gardens & Parking

The property is well positioned within landscaped communal grounds with ample residential parking. There is also additional street parking with the area.

Viewing

By appointment through Neilsons (0131 625 2222).





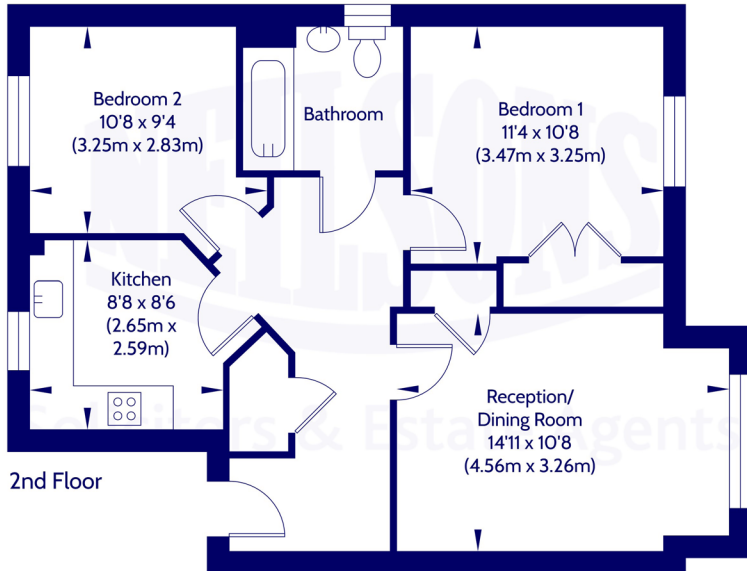
Location

Leyland Road is situated within the popular Wester Inch Village development in Bathgate, a well-established residential area known for its family-friendly environment and attractive surroundings. The location offers easy access to a range of local amenities, including nearby schooling, convenience shopping, and leisure facilities, while the town centre is just a short distance away for a wider selection of shops, cafes, and services. The area is particularly well placed for commuting, with excellent transport links including Bathgate railway station and swift access to the M8 motorway, providing connections to both Edinburgh and Glasgow. Wester Inch also benefits from nearby green spaces and walking routes, making it an appealing setting for those seeking a balance of convenience and a pleasant residential atmosphere.





Approx. Gross Internal Floor Area 60 Sq M / 647 Sq Ft.



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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