



359 Leyland Road, Bathgate

Guide Price £950 pcm



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Bridges Property Management are delighted to present this beautifully presented two bedroom ground floor apartment, ideally positioned within the highly sought after Wester Inch development in Bathgate. Immaculately maintained throughout, the property offers bright, modern and generously proportioned accommodation, creating a comfortable and move-in ready home for its new tenants.

The accommodation opens into a welcoming entrance hallway with excellent storage and access throughout. The spacious lounge is a particular highlight, featuring an attractive bay window which allows an abundance of natural light into the room, alongside neutral décor and plenty of space for both relaxing and entertaining.

The contemporary fitted kitchen offers an excellent range of cabinetry, generous worktop space and integrated appliances, providing a practical and well designed space for everyday living. Both bedrooms are well proportioned, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom provides excellent flexibility as a bedroom, guest room or home office. Completing the accommodation is a stylish modern bathroom with a white three piece suite and shower over the bath.



Externally, the property is surrounded by well maintained communal grounds and benefits from residents' parking. Wester Inch is a popular and well connected development, conveniently positioned for local shops, amenities, green spaces and transport links. Bathgate town centre and train station are also within easy reach, providing excellent connections towards both Edinburgh and Glasgow.

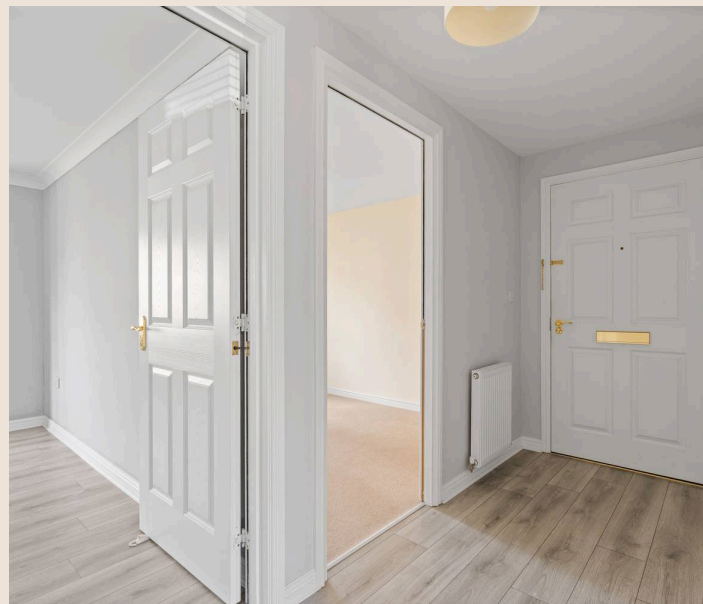
Offering spacious accommodation, modern interiors, excellent storage and a fantastic location, this attractive apartment provides everything needed for comfortable modern living.

Further Information:

- EPC Rating: C
- Council Tax Band: C
- Deposit: £1100
- Letting Agent Registration Number: LARN2605010
- Landlord Registration: Pending
- One month's rent and a deposit are payable in advance.

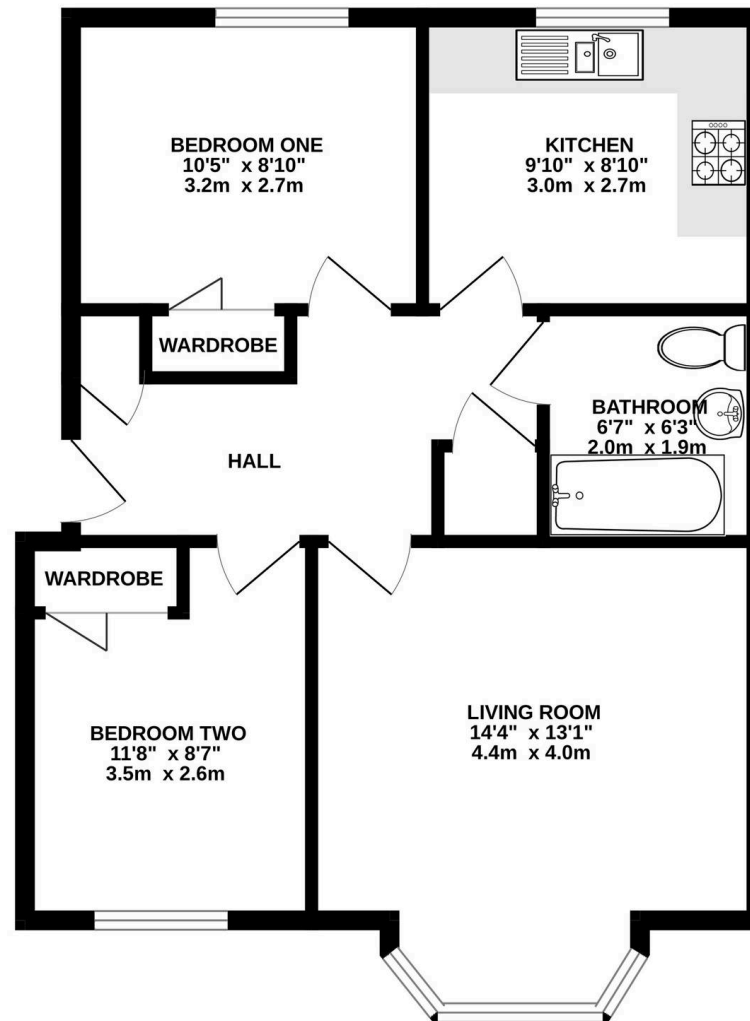
Pets may be considered by agreement. Where a pet is accepted, an additional deposit may be required, subject to the tenancy agreement and applicable legislation.

All applicants will be subject to satisfactory referencing.





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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

