



87 Meikle Inch Lane, Bathgate

Offers Over £135,000

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Bathgate

Situated within the highly desirable Wester Inch development in Bathgate, Meikle Inch Lane is a beautifully presented two bedroom ground floor flat offering bright, spacious accommodation, excellent storage and the added benefit of allocated parking. With its neutral décor and practical layout.

As you enter the property, you are welcomed into a spacious central hallway which provides access to each of the rooms. Immediately to the left is the first of two handy storage cupboards, providing the ideal place for jackets, coats, shoes and everyday essentials. The property has been freshly decorated in crisp white tones, creating a bright and neutral finish, while attractive wood-effect flooring flows through the hallway and main living areas, providing a lovely sense of connectivity throughout the home.

Towards the rear of the property on the right hand side is the impressive main lounge. Generous in size and beautifully bright, the room is enhanced by stunning bay windows which draw an abundance of natural light into the space and provide an attractive focal point. The proportions allow plenty of flexibility when arranging both seating and additional furniture, while the fresh neutral décor and continuation of the wood effect flooring create a modern blank canvas for a new owner to make their own.

Directly opposite the hallway, positioned towards the front of the property, is the kitchen. This practical space features a range of wood effect cabinetry complemented by contrasting dark worktops and dark flooring, providing plenty of storage and preparation space while creating a smart contrast against the lighter décor.

Bedroom one is situated towards the rear of the property, adjacent to the lounge. A generous double bedroom, it has been neutrally decorated and finished with a soft cream carpet, creating a warm and comfortable feel. Fitted wardrobes provide excellent integrated storage while allowing the remainder of the room to be utilised to its full potential.

Bedroom two sits towards the front of the property, adjacent to the kitchen, and is another well proportioned double bedroom. Again finished in neutral tones with cream carpeting underfoot, this room also benefits from fitted wardrobes, making both bedrooms particularly practical and providing an excellent amount of storage without compromising on floor space.

Positioned centrally off the hallway is the family bathroom, comprising a three-piece suite with WC, wash-hand basin and bath with shower above. The bath and shower area is fully tiled, while the overall neutral finish creates a clean and easily maintained space.



Storage has clearly been well considered throughout the flat. In addition to the cupboard positioned beside the entrance, a further storage cupboard can be found towards the rear of the hallway, providing valuable additional space for household items, linen or larger belongings.

Externally, the property benefits from allocated parking as well as additional visitor parking , adding another level of everyday convenience.

The location is a major part of the appeal. Wester Inch has established itself as one of Bathgate’s most popular modern residential areas, offering a family friendly setting with landscaped surroundings, green spaces, parks and woodland walks, while still remaining extremely convenient for the town centre and wider transport network.

For everyday essentials, Tesco is only around a two minute drive away, while Bathgate town centre provides a much wider selection of shops, supermarkets, cafés, restaurants and services. Bathgate also offers excellent leisure facilities, with further shopping and entertainment available in nearby Livingston.

For commuters, Bathgate Railway Station is approximately less than 1 mile from Wester Inch area, putting rail connections towards both Edinburgh and Glasgow within easy reach. The development is also well positioned for access to the wider road network, including connections towards the M8 and M9, making it a particularly convenient base for those travelling throughout the central belt.

Families are also exceptionally well catered for. From August 2026, the whole of Wester Inch falls within the non denominational catchment areas for Simpson Primary School and Bathgate Academy, following changes approved by West Lothian Council. Simpson Primary sits within the heart of the Wester Inch community, with local green space nearby.

For those who enjoy getting outdoors, Wester Inch itself offers parks, landscaped areas and woodland walks, while the wider Bathgate area provides easy access to some fantastic countryside. The nearby Bathgate Hills include destinations such as Witchcraig Woodland and Ravenraig Woodland, with established walking routes and elevated views across the surrounding landscape.

Combining two genuine double bedrooms, fitted storage to both bedrooms, generous living accommodation, excellent additional storage, allocated parking and a ground-floor position, Meikle Inch Lane offers an attractive, easy to maintain home in a particularly well-connected part of Bathgate. With schools, transport links, everyday shopping and outdoor spaces all within easy reach, it provides an excellent balance between convenience and residential living.



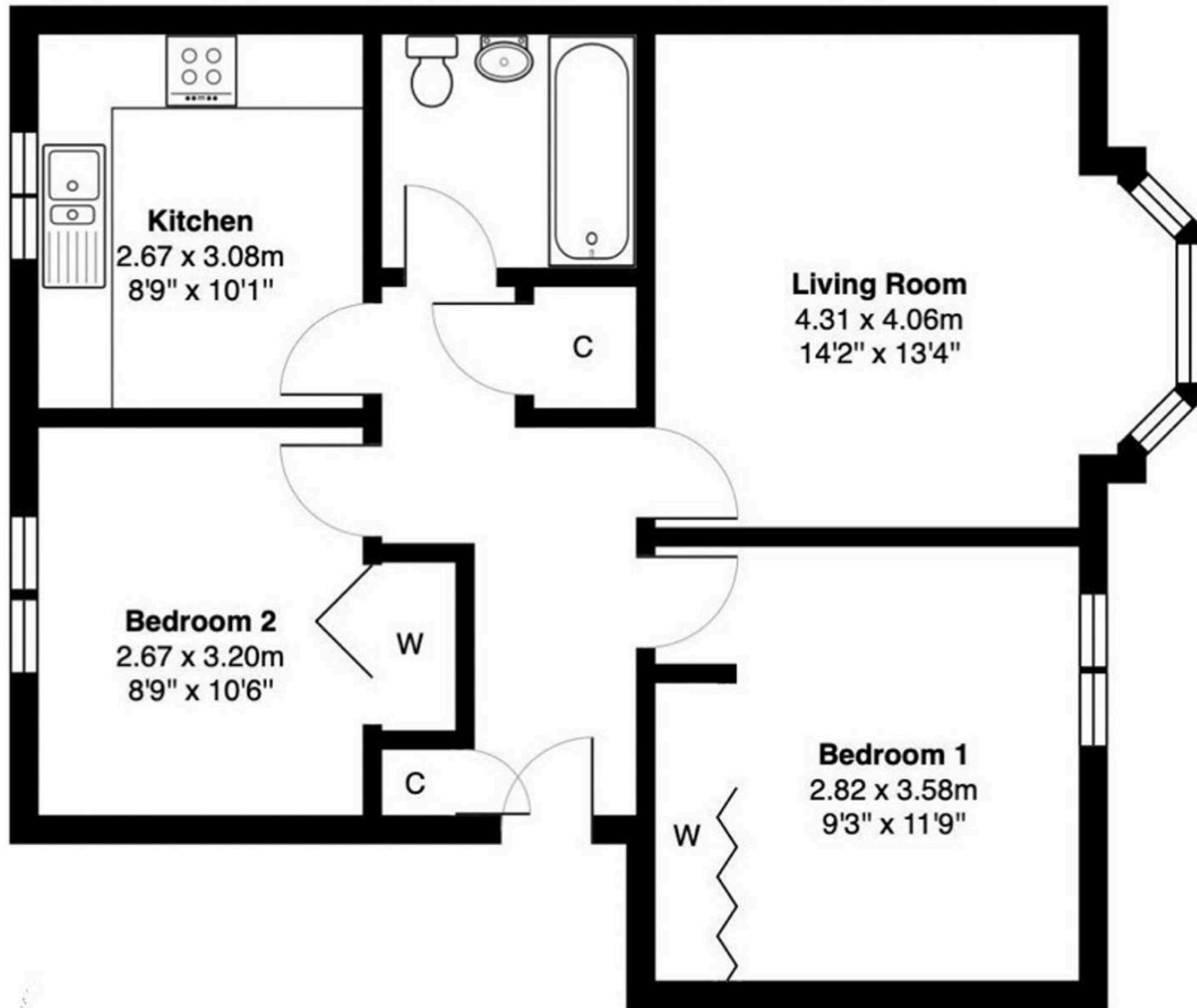
Home Report Value- £140,000

BRIDGES
IPC - C PROPERTIES

Council Tax Band - C



Bathroom
2.09 x 1.92m
6'10" x 6'4"





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