

Turpie
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Leyland Road, Bathgate



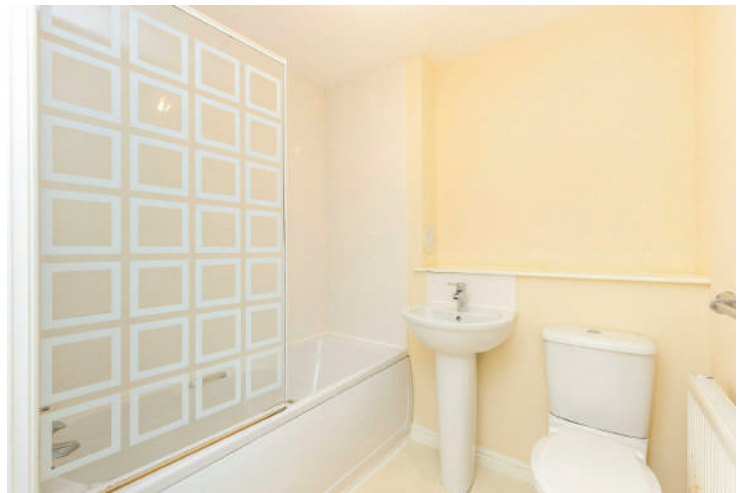
Well-presented, deceptively spacious and bright, this two-bedroom ground-floor apartment in Bathgate's popular Wester Inch offers a comfortable modern lifestyle that will appeal to a variety of buyers.

The thoughtfully designed layout features an inviting south-east facing lounge with a charming bay window, a contemporary well-equipped kitchen, two double bedrooms, and a sleek family bathroom.

Set within an attractive building with convenient residents' parking, the property is perfectly positioned with Bathgate's town centre, schooling, excellent transport links, green spaces, and recreational amenities all within easy reach, local schooling and amenities, buyers will love the combination of tranquillity and convenience.

What's special about this house

- Well-presented, spacious, and bright two-bedroom ground floor modern apartment with private parking.
- Generously proportioned lounge with south-east-facing bay windows flooding it with natural light. The tasteful décor includes plush carpeting and neutral wall finishes whilst the layout allows for a variety of furniture configurations.
- Modern and well-equipped kitchen with wall and floor units. Integrated appliances include a gas hob, oven, and extractor hood.
- Two bright and comfortable carpeted double bedrooms, one with built-in wardrobes.
- Family bathroom boasting a WC, washbasin, and bath with a wall-mounted shower.
- Residents' parking.
- Popular residential development.
- Within easy reach of Bathgate's retail and leisure amenities.

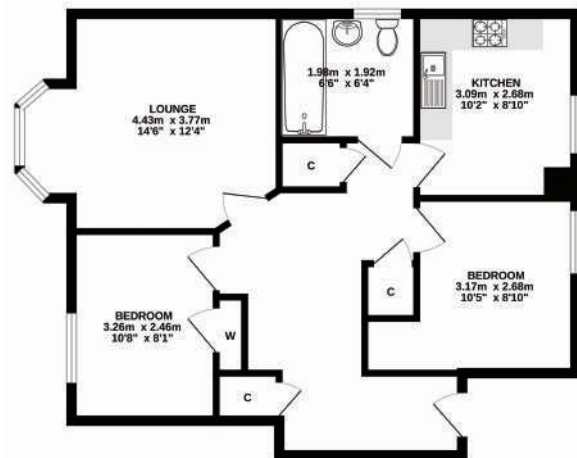


Location and Amenities

- A popular residential setting yet close to the centre of Bathgate.
- 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.

“Bright and spacious, this stylish two-bedroom apartment in Wester Inch offers modern living with excellent amenities nearby”

Home Report valuation	£140,000
Internal floor area	63m ²
School catchment	Simpson Primary School Bathgate Academy
Council tax band	C
EPC rating	C
Train station	Bathgate



Dimensions

Lounge	4.43 x 3.77m
Kitchen	3.09 x 2.68m
Bedroom 1	3.17 x 2.68m
Bedroom 2	3.26 x 2.46m
Bathroom	1.98 x 1.92m

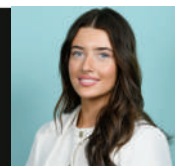
Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, washing machine, and fridge/freezer are included

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



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.