



RE/MAX PROPERTY



480 Leyland Road, Bathgate, West Lothian, EH48 2UQ

- ***Beautiful 2 Bedroom Ground Floor Apartment***
 - ***Freshly Decorated Throughout***
 - ***Impressive Lounge***
 - ***Well-Equipped Kitchen***
 - ***2 Double Bedrooms***
 - ***Bespoke Family Bathroom***
 - ***Allocated Parking***
- ***Pretty & Well-Maintained Development***

****BREATH TAKING 2 BEDROOM GROUND FLOOR FLAT!****

Niall McCabe & RE/MAX Property are overjoyed to present to the market this sublime 2 bedroom ground floor apartment, which is located in the heart of Wester Inch Village, Bathgate. The property enjoys a bespoke finish, with spacious room sizes and is drenched with natural light throughout.

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, swimming pool, leisure centre, bowling green, golf course and country parks. The area further benefits from being within a close proximity to M8 and Bathgate train station which has a timely and frequent service direct to Edinburgh and Glasgow making this an ideal location for commuting.

Council Tax Band C

Freehold Tenure

Factor Fee - £200 deposit, £60 Per Month – Hacking & Patterson

The home report can be downloaded from our website.



Entrance Hallway

14' 6" x 7' 0" (4.43m x 2.14m)

A spacious entrance hallway complete with chic, high gloss flooring and neutral décor. From here you gain access to all the living & sleeping accommodation.



Lounge

15' 6" x 13' 6" (4.73m x 4.11m)

Located to the front of the property and drenched with natural light, here you enter the formal lounge. A fabulous space with a flexible layout, bay window creating a wonderful focal point and fresh & calming décor. The room also enjoys central lighting, ample power points and radiator.

Kitchen

10' 1" x 8' 10" (3.07m x 2.69m)

Offering a vast selection of base & wall mounted units, the kitchen is a great space. The stylish palette is complemented by contrasting worktop and click laminate flooring. There is also a rear facing window & space for freestanding appliances.



Bedroom 1

12' 6" x 8' 11" (3.81m x 2.73m)

The master bedroom is a fabulous size and enjoys slick décor and laminate flooring. The room enjoys a window overlooking the front aspect and ample space for various furniture layouts.

Bedroom 2

10' 8" x 8' 10" (3.25m x 2.69m)

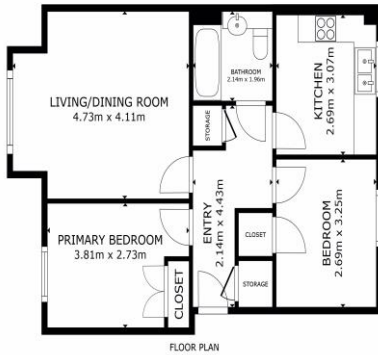
Bedroom 2 is another spacious double room and could be used flexibly depending on the individual purchaser. The room has been freshly carpeted and enjoys central lighting.

Family Bathroom

7' 0" x 6' 5" (2.14m x 1.96m)

Completing the accommodation is a beautifully refurbished 3-piece family bathroom. Which comprises; large bathtub, with overhead shower, wash hand basin & W.C – both of which are handily sunk into vanity storage. The bathing area has been repanelled in gorgeous tones.





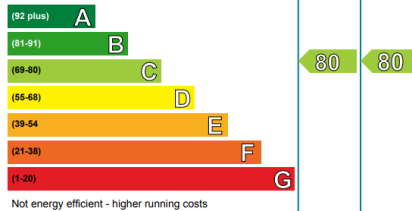
FLOOR PLAN



GRAND INTERNAL AREA
10000 SQUARE FT
TOTAL: 812 SQ FT

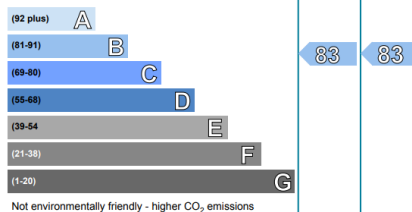


Very energy efficient - lower running costs



Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Niall McCabe
07940 230896

nmccabe@remax-scotland.net

RE/MAX PROPERTY

RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net