



**RE/MAX** PROPERTY



*292 Leyland Road, Bathgate, West Lothian, EH48 2UA*

- **Lovely Ground Floor Apartment**
  - **Modern Lounge**
  - **Breakfasting Kitchen**
  - **2 Double Bedrooms**
  - **3-Piece Bathroom**
  - **Allocated Parking**
  - **Pretty Development**
- **Seldom Available Property**
- **Close To Transport Links**

## **\*\*STUNNING 2 BEDROOM GROUND FLOOR APARTMENT!\*\***

Niall McCabe and RE/MAX Property are proud to bring to the market this fabulous, 2-bedroom ground floor, corner apartment which is situated in the heart of the ever-popular Wester Inch Development. The property enjoys a fresh finish, stylish interior & spacious room sizes – certainly representing the ideal trendy first time buy.

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. The home report can be downloaded from our website. Email written offers to [info@remax-livingston.net](mailto:info@remax-livingston.net)

VIEWINGS Arrange an appointment through RE/MAX Property on 01506 418555 or with Niall McCabe direct on 07940 230896

OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, EH54 6TS. Telephone 01506 418555 Fax 01506 418899

THINKING OF SELLING? To arrange your FREE VALUATION call **Niall McCabe on 07940 230896** TODAY!



### Entrance Hallway

14' 8" x 9' 6" (4.482m x 2.883m)

Gorgeous L-shaped entrance hallway which enjoys stylish laminate flooring access to several storage cupboards, lounge, kitchen & 2 double bedrooms. Pretty décor perfectly sets the tone of the interiors to follow.

### Lounge

14' 7" x 12' 0" (4.433m x 3.654m)

The main lounge is a fabulous space characterised by a lovely bay window – which in-turn, floods the room with an abundance of natural light, carpeted flooring and central lighting. This is also the ideal spot to relax & dine after a long day and further benefits from the cool, contemporary decorative finishes.

### Kitchen/Diner

9' 7" x 8' 9" (2.932m x 2.673m)

There is ample base & wall mounted units complete with integrated appliances, contrasting worktop & splashback design. The room further benefits from a rear, front facing window which floods the room with natural lighting and a spot for dining furniture.

### Bedroom 1

10' 2" x 8' 3" (3.097m x 2.521m)

The master bedroom is light, bright & airy. It has been finished in a contemporary palette, with contrasting flooring and boasts a large storage cupboard.

### Bedroom 2

10' 7" x 7' 10" (3.225m x 2.379m)

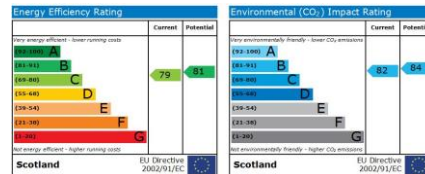
Bedroom 2 is a further great sized double with double storage, carpeted flooring and a large window which enjoys views over the communal spots.

### Family Bathroom

6' 2" x 6' 1" (1.887m x 1.856m)

The 3-piece family bathroom has been beautifully finished and offers a striking tiled wall design, separate bathtub and overhead shower attachment & a built in vanity unit for easy storage.





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.

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