



RE/MAX PROPERTY



27 Meikle Inch Lane, Wester Inch,
Bathgate, West Lothian, EH48 2UF



A wonderful ground floor apartment in a popular residential area. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Meikle Inch Lane, Bathgate, EH48 2UF.

Bathgate, a popular town in West Lothian, boasts excellent transport links with easy access to the M8 motorway and a well-connected train station. Families are well-served by reputable schools, at all levels, and nurseries, fostering a nurturing educational environment. Local amenities include a variety of shops, cafes, and parks, catering to diverse needs. Residents enjoy a range of leisure facilities, including sports centers, scenic walking trails and golf course, promoting an active lifestyle. Bathgate strikes the perfect balance between connectivity and community, making it an ideal place to call home.

Entrance Hallway

Entrance to the building is through a secure wooden door with window, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with white painted walls and laminate to the floor. There are two generously sized cupboards for storage, and housing the water tank, found in the hall. There are two ceiling lights, a smoke detector, intercom handset, a radiator and a power point to complete this area.

Lounge

3.746m x 3.658m (12'03" x 12'00")

This inviting social space is decorated with laminate to the floor and white painted walls. A bay window to the rear of the property allows in lots of natural light. A ceiling light, a radiator and power points also provided.

Breakfasting Kitchen

3.134m x 2.635m (10'03" x 8'07")

The welcoming kitchen has several wall and floor mounted units with wooden laminate frontages which are complimented by grey work surfaces and upstands, and a part beige tiled splashback. White painted walls and new wood effect vinyl to the floor. There is a tall fridge freezer, an under counter washing machine, and under counter oven and a four ring gas hob, with glass splashback, and an integrated extractor hood which will be included in the sale. The sink area comprises of a chrome mixer tap over a stainless-steel sink and half with drainer. A window allows in natural light and is further complemented by a ceiling light. A radiator and power points complete this room.



Primary Bedroom

3.043m x 3.147m (9'11" x 10'03") to wardrobe

A wonderful room which is finished with white painted walls, and new grey wood effect vinyl to the floor. The window allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

Bedroom Two

2.903m x 2.762m (9'06" x 9'00")

The delightful second double bedroom is finished with mainly grey painted walls, a feature papered wall, and carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. A built-in wardrobe provides great hanging and shelving space. A radiator, a smoke detector and power points complete the room.

Bathroom

1.922m x 1.996m (6'03" x 6'06")

The bathroom boasts a white 3-piece suite comprising of a mains shower over bath, a close coupled toilet and a pedestal sink. Finished with grey tiles around the bath and half height behind sink and toilet, with the remaining walls white painted. There is new light grey wood effect vinyl to the floor. A ceiling light, shaver socket, extractor fan and a radiator are also provided.

External area

There is an allocated parking space, with additional visitor parking spaces available. Shared green space surrounds the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

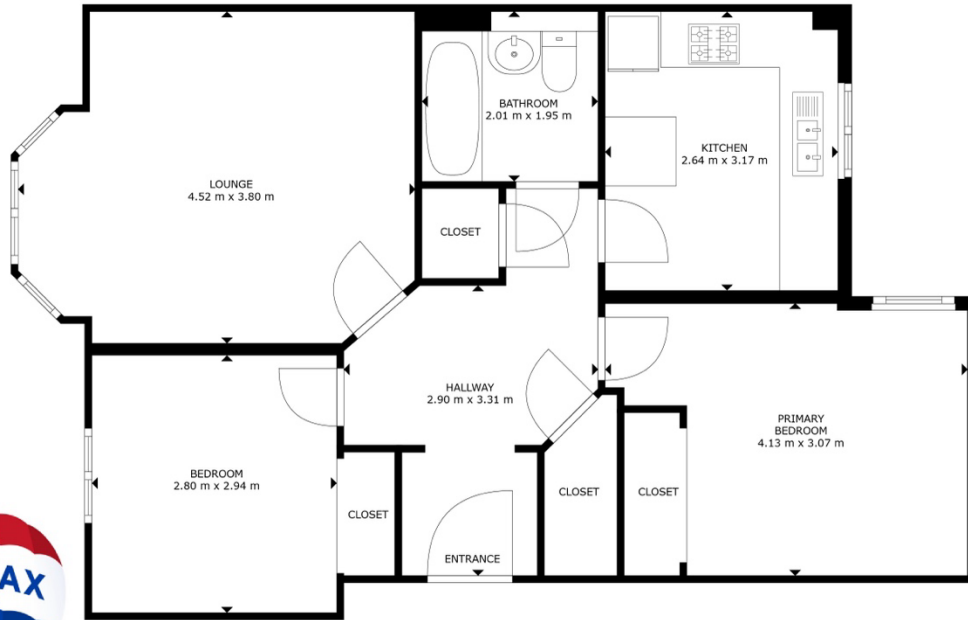
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

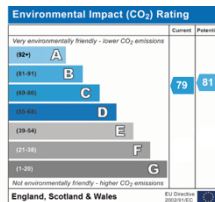
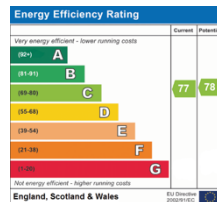






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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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