



RE/MAX PROPERTY



451 Leyland Road, Bathgate, West Lothian, EH48 2US

- Immaculate Top Floor Apartment
 - Pretty Lounge
 - Modern Kitchen/Diner
 - 2 Double Bedrooms
 - Crisp Family Bathroom
- Neutrally Decorated Throughout
 - Allocated Parking
- Sought-After Development

*****IMPRESSIVE 2 BEDROOM TOP FLOOR APARTMENT!*****

Niall McCabe and RE/MAX Property are proud to bring to the market this absolutely gorgeous, 2-bedroom top floor, which is situated in the heart of the ever-popular Wester Inch Development. The property has been impeccably designed & decorated throughout and would make the ideal trendy first time buy.

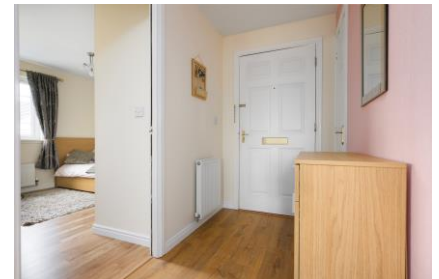
Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, 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.

Council Tax Band C

Freehold Tenure

Factor Fee – No, Scottish Woodlands Ltd

The home report can be downloaded from our website.



Entrance Hallway

14' 8" x 6' 9" (4.47m x 2.07m)

Decorated in cool, calming tones, the entrance hallway perfectly sets the tone for the interiors to follow. There is beautiful flooring and complementing doors - both of which add the luxurious feel of the property. From here you also gain easy access to the remainder of the accommodation.



Lounge

14' 4" x 13' 8" (4.36m x 4.16m)

Characterised by a wonderful picture window with views over the surrounding development, the Lounge is the ideal spot to unwind & entertain after a long day. The stylish decor continues through into here and offers ample space for various furniture formations.

Kitchen/Diner

10' 2" x 8' 11" (3.09m x 2.73m)

The gorgeous neutral kitchen is a chef's dream! There is ample base & wall mounted units complete with integrated appliances, contrasting worktop & splashback design. The room further benefits from a large, rear facing window which floods the room with natural lighting & space for a dining table.



Bedroom 1

11' 11" x 11' 6" (3.62m x 3.50m)

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

Bedroom 2

10' 7" x 8' 11" (3.23m x 2.73m)

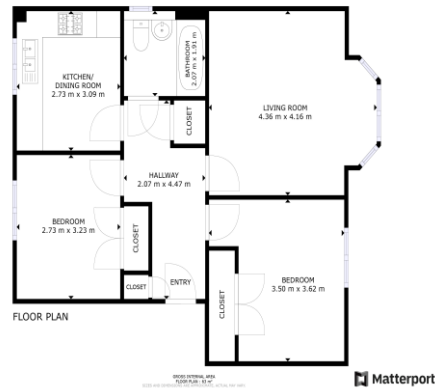
Bright & spacious double bedroom, which could be used flexibly to suit the need of any purchaser. It boasts cool, decor and a large window overlooking the surrounding development, which in turn floods the room with natural light.



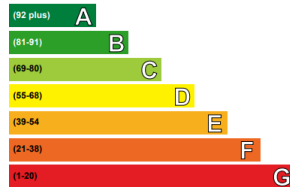
Family Bathroom

6' 9" x 6' 3" (2.07m x 1.91m)

The 3-piece family bathroom has been beautifully finished and offers a striking tile design, separate bathtub with overhead shower & a glazed window.



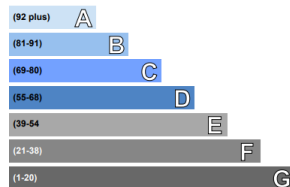
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
80	80

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
83	83

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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