



Bathgate | Leyland Road | Offers Over £130,000

Stylish and spacious two-bedroom first-floor apartment in Bathgate's sought-after Western Inch development-chain-free and ready to move into.



Modern Living in Western Inch - A Fabulous Chain-Free First-Floor Apartment

Set within the highly sought-after Western Inch development in Bathgate, this modern first-floor apartment offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. With no onward chain and early entry available, the property is move-in ready and beautifully presented in fresh, neutral tones throughout.

The building is accessed via a secure entry system, giving peace of mind and a welcoming communal hallway. Once inside, the apartment opens into a spacious entrance hall with three separate storage cupboards - ideal for tucking away household essentials for a clutter-free home (One cupboard houses the electrics, another the water tank). Stylish laminate flooring extends from the hallway to the lounge, setting the tone for the rest of this well-maintained property.

The lounge is a bright and inviting space, enhanced by a striking bay window that allows natural light to pour in throughout the day. Crisp white walls and co-ordinating laminate flooring create a calm and contemporary setting, perfect for relaxing or entertaining.

The kitchen is well-equipped with a range of base and wall-mounted units offering ample storage. It includes an integrated oven with a brand-new hob and has a designated space for a free-standing washing machine and fridge/freezer. The layout has been thoughtfully designed for ease and functionality.

Both bedrooms are generous doubles, each benefitting from built-in wardrobes that allow for easy storage of clothing and belongings. There is also plenty of space for additional free-standing furniture. The bedrooms are finished with soft, plush grey carpeting, creating a cosy and restful atmosphere.

The bathroom features a classic white three-piece suite comprising a W.C., wash hand basin, and bath with shower over. Clean white tiles and complementary vinyl flooring complete this fresh and functional space.

Further benefits of the property include gas central heating, double glazing throughout, and access to a shared bike store. There is also an allocated parking space and ample visitor parking available within the development.

Located just a short distance from Bathgate's bustling town centre, residents here enjoy the best of both worlds - a quiet, modern development with excellent transport links and a vibrant high street nearby. Bathgate offers a wide range of local amenities, including shops, cafes, restaurants, and leisure facilities, along with a train station providing regular services to both Edinburgh and Glasgow - ideal for commuters.

This lovely apartment presents a fantastic opportunity to secure a stylish home in a well-connected and popular location. Early viewing is highly recommended.





Extras: All floor coverings, blinds, light fitting and white goods (no warranty)

Location: Bathgate, a historic town in West Lothian, Scotland, blends rich heritage with modern amenities. Nestled between the larger cities of Edinburgh and Glasgow, Bathgate offers a picturesque setting with rolling hills and lush landscapes. Its origins trace back to the 12th century, with a history steeped in royal connections and industrial growth, particularly in coal mining and railways.

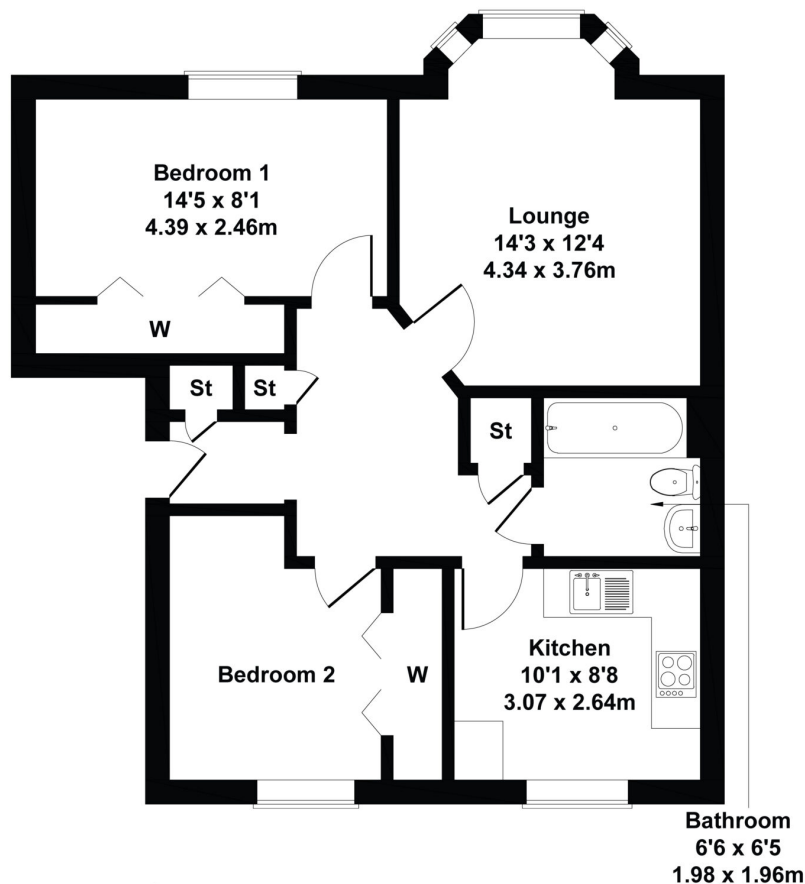
Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also offers a range of recreational activities, from golf courses to cultural attractions like the Bathgate Regal Theatre. The town centre boasts a range of shops, highly regarded restaurants, cafes, and catering to both locals and visitors. With great schools, nurseries, and healthcare facilities, Bathgate is a desirable place for families and professionals alike offering a balanced lifestyle with both urban convenience and scenic countryside.

With excellent transport links, including a train station that connects to both Edinburgh and Glasgow, Bathgate serves as a convenient and charming base for exploring the broader region making it an ideal spot for commuters.



302 Leyland Road, Bathgate

Approximate Gross Internal Area
680 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025
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All Enquiries

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