



**9 Inch Wood Avenue, EH48 2ED**

**Bathgate**



**HOMETOWN**  
ESTATE AGENTS







Immerse yourself in the convenience and comfort of modern living with this delightful two-bedroom, first-floor apartment at Inch Wood Avenue, Bathgate. Perfectly positioned for commuters, the property offers easy access to the motorway network connecting to both Edinburgh and Glasgow and is within close proximity to Bathgate train station, supermarkets and local amenities.

Recently updated with new flooring, the apartment benefits from gas central heating and double glazing, ensuring a warm and comfortable living environment all year round. The inclusion of an allocated private parking space further enhances its appeal.

The interior layout is thoughtfully designed, with a welcoming hallway providing access to all accommodation and featuring a generous storage cupboard, ideal for keeping everyday belongings neatly tucked away. The lounge feels bright and fresh with its neutral decor, creating an inviting space to relax and unwind.

The kitchen is fitted with a range of base and wall-mounted units and features a newly fitted integrated oven and hob. There is also space for a free-standing fridge/freezer and washing machine, with splashback tiling providing a practical finish.

Bedroom one is a spacious double room with fitted mirrored wardrobes along one wall, offering excellent storage. The room is finished with carpeted flooring and neutral decor and benefits from direct access to a private en-suite shower room. The en-suite is fitted with a WC, a wash hand basin and a spacious shower cubicle, along with a useful storage niche and vanity storage.

Bedroom two is another comfortable double bedroom with space for free-standing furniture, also finished with carpeting and neutral decor.

Completing the accommodation is the main bathroom, fitted with a wc, wash hand basin and bath, with splashback tiling to the walls.

With its convenient location, bright and well-proportioned accommodation, and the added benefit of being chain-free and available for immediate entry, this apartment represents an excellent opportunity for anyone looking to move quickly.

Discover Bathgate: 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.

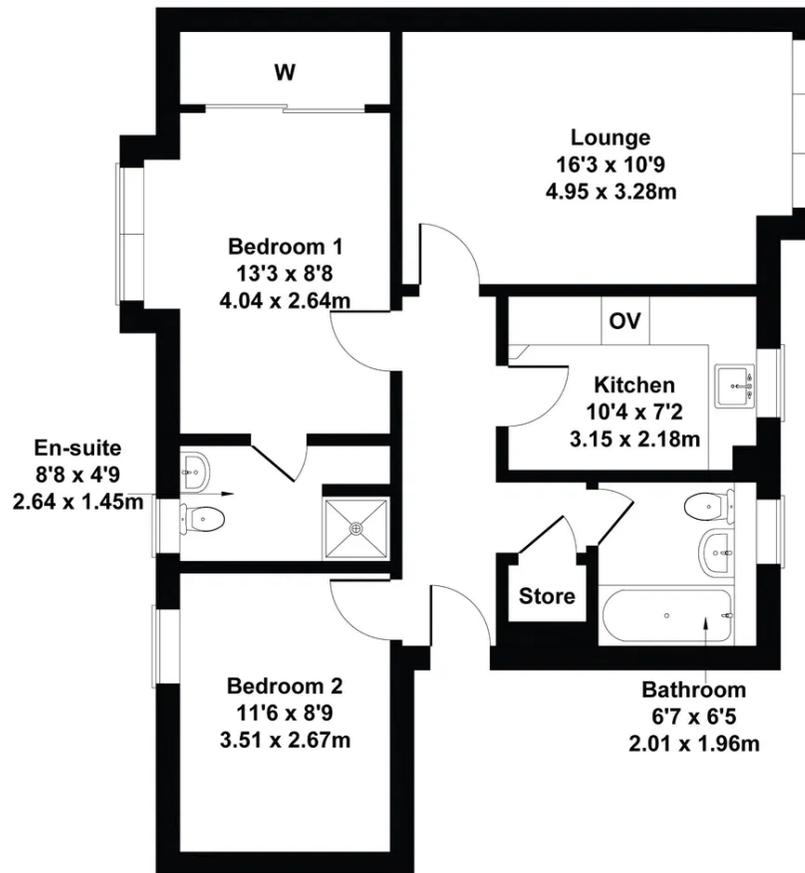
Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also 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.



## 9 Inch Wood Avenue, Bathgate

Approximate Gross Internal Area  
703 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.