










Offers Over  
**£130,000**

## 31 Meikle Inch Lane

Bathgate | West Lothian | EH48 2UF

This well presented, generously proportioned ground floor flat, pleasantly situated within a modern established development within the popular town of Bathgate, close to excellent amenities and commuting links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking Space
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright bay-windowed lounge/dining, modern fitted breakfasting kitchen, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom with fitted wardrobes and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings, blinds and light fittings will be included in the sale together with the integrated oven/hob. The washing machine and fridge/freezer can be made available by separate negotiation together with other items of furniture.

## Gardens, Parking & Factors

There are well maintained communal garden grounds together with an allocated parking space. A factoring fee is payable to Ross & Liddell for the upkeep of the communal areas which is approximately £90 per month.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

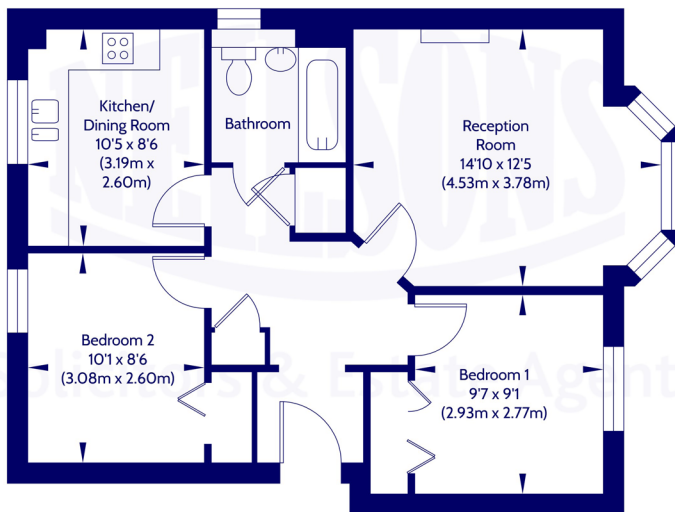
The property forms part of a very popular landscaped estate within close proximity to excellent amenities including a Tesco supermarket, modern primary school, rail station (with services to Edinburgh and Glasgow) and golf course. The area is situated within easy walking distance of various play parks as well as a nature trail. Bathgate itself has regular bus and rail services to Edinburgh & Glasgow together convenient commuting by way of the M8 to Edinburgh and Glasgow and the nearby high amenity Town of Livingston.





Approx. Gross Internal Floor Area 57.17 Sq M / 615 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

