



308 Leyland Road, Bathgate, EH48 2UA



## Welcome

Welcome to Leyland Road, this two bedroom second floor apartment offers bright and spacious accommodation forming part of a modern block set within communal garden areas along with a resident's carpark to the rear. The property is located in the popular Wester Inch area of Bathgate close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living/dining.
- Breakfasting kitchen.
- Two double bedrooms with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Allocated parking space to the rear with further on street parking available.
- Secure entry system.
- Factored by Ross & Liddell





## Bathgate

Wester Inch Village is a sought-after location and attracts families with the popular Simpson Nursery, primary school, leafy parks, and woodland walks. Within walking distance, Bathgate's town centre offers a traditional shopping experience with ample parking, a mixture of High Street favourites, good local businesses, and plenty of cafes, bars and restaurants. As well as the local independents, the town offers a wide choice of supermarkets. Commuters will appreciate the excellent transport links provided with trains to Edinburgh & Glasgow, and it is also conveniently located close to the M8 and M9 motorways. There are also two superb local golf courses and many others to choose from in the surrounding area. Also, in the surrounding area, there is an abundance of countryside to explore. From the Bathgate Hills to the Pentland Hills and a drive away lies Polkemmet, Beecraigs and Almondell and Calderwood, all beautiful country parks with a great variety of opportunities for outdoor leisure pursuits.

## Extras

Included in the sale are the integrated kitchen appliances, curtains and all fixtures & fittings.



# Get in touch

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 0131 240 3818

Property Hub:

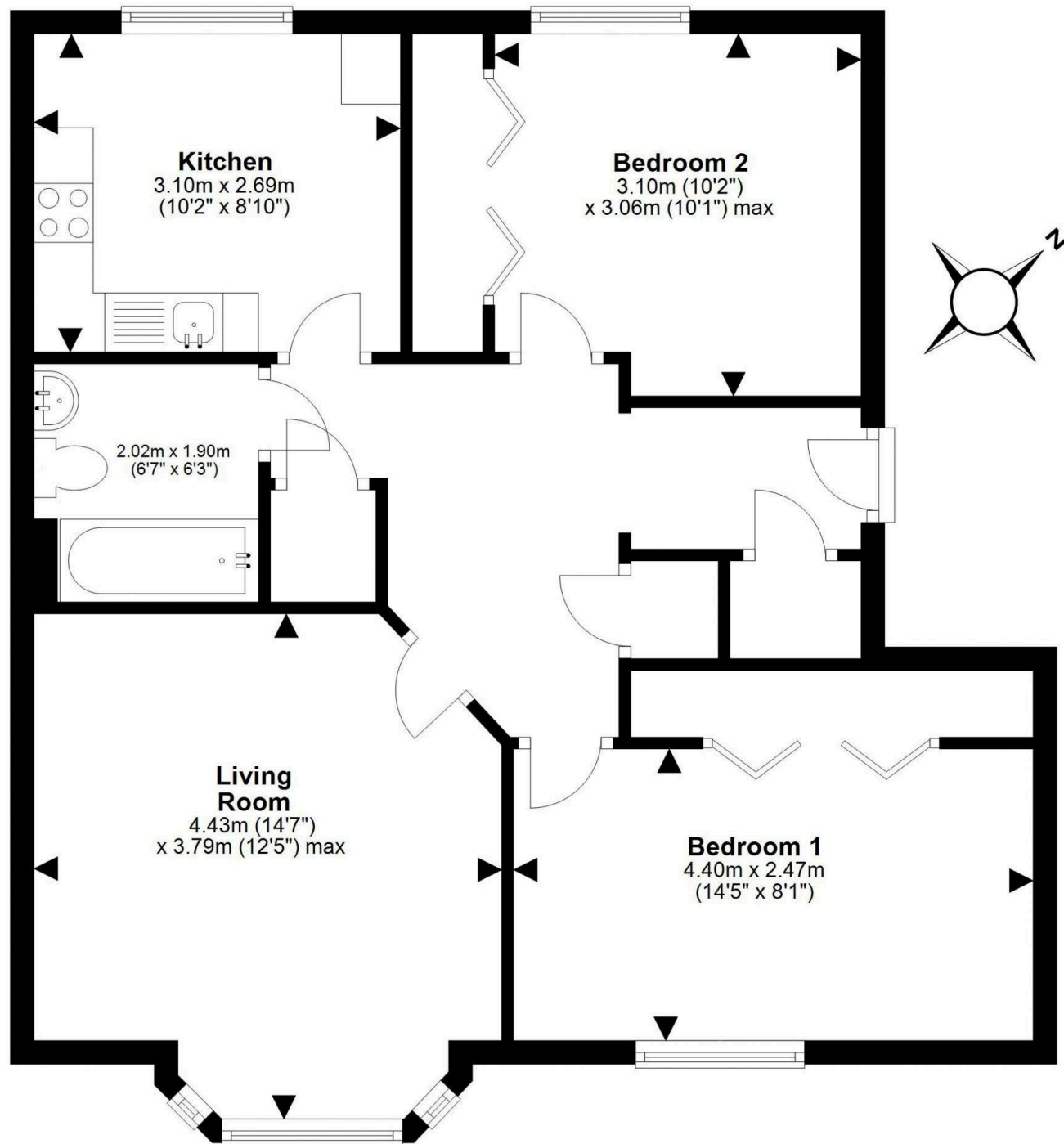
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.