



1b, Main Street, Westfield

Offers Over £120,000



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Welcome to Main Street, Westfield, a beautifully renovated two bedroom ground floor flat presented in true move in condition and offering stylish open plan living with impressive high ceilings and generous room sizes throughout. With two king size bedrooms, an allocated parking space and access to a west facing communal garden, this home provides a perfect opportunity for first time buyers, downsizers or professionals seeking a spacious and modern property in a welcoming community setting.

Upon entering the property, you are welcomed into a long and inviting hallway that sets the tone for the spacious interior. To the right hand side lies the main living area, a large open plan lounge, kitchen and dining space that spans the full length of the property. The lounge area is generous in size and comfortably accommodates two large sofas along with a media wall setup, while the large front facing window allows natural light to flood the space and enhances the impressive ceiling height.

The kitchen and dining area sits to the rear of this open plan space and has been finished with cream matte cabinetry, splashback tiling and ample worktop space. The kitchen includes a four point induction hob with integrated oven, an integrated washing machine and a breakfast bar that comfortably seats two people, creating a relaxed area for casual dining. Windows overlooking the communal garden bring additional light into the room and enhance the open, airy feel.

Positioned towards the rear of the property is the principal bedroom, a spacious room that comfortably accommodates a king size bed with bedside cabinets. This room benefits from fitted wardrobe space, double aspect windows and a storage cupboard housing the boiler.



Bedroom two is another well proportioned room currently used as a home office but easily capable of accommodating a double or king size bed with bedside cabinets. It also features a fitted wardrobe, making it a highly versatile space.

The main bathroom is a generous three piece suite comprising a bathtub with overhead shower. Wet wall panelling surrounds the bath area, with splashback tiling around the basin and chrome fittings completing the clean and practical finish.

Externally, the property benefits from an allocated parking space located to the rear, along with access to a private west facing communal garden, an ideal spot to enjoy afternoon and evening sunlight.

Westfield is a friendly and close knit village community offering a peaceful setting while remaining conveniently located for nearby amenities. Westfield Primary School and local play parks are within the village, while Bathgate is only a short drive away and provides a wide range of shops, supermarkets including Tesco Superstore, restaurants, cafés and other local services. Bathgate Train Station offers direct rail links to Edinburgh and Glasgow and the area benefits from excellent road connections. The property also falls within the catchment for Linlithgow Academy. Surrounded by countryside and nature walks, the location is ideal for those who enjoy outdoor space and a strong sense of community.

This is a stylish and spacious ground floor home that has been thoughtfully renovated and is ready for immediate occupation, offering modern living in a peaceful yet well connected location.

Home Report Value- £

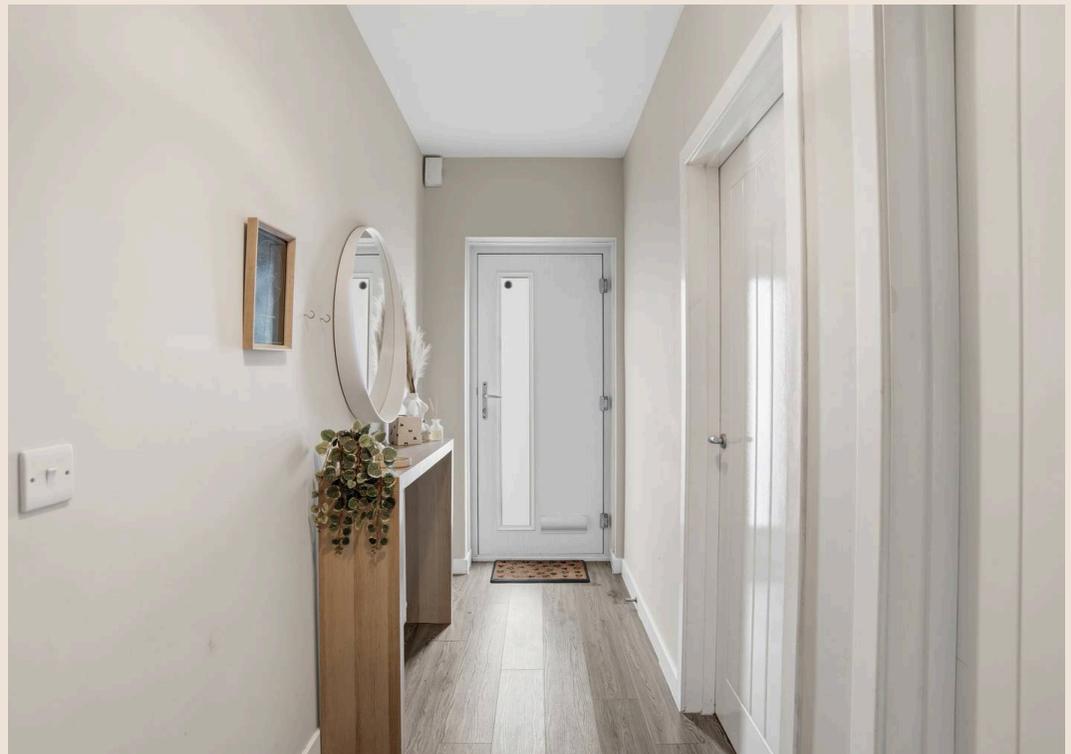
EPC - C

Council Tax Band - A

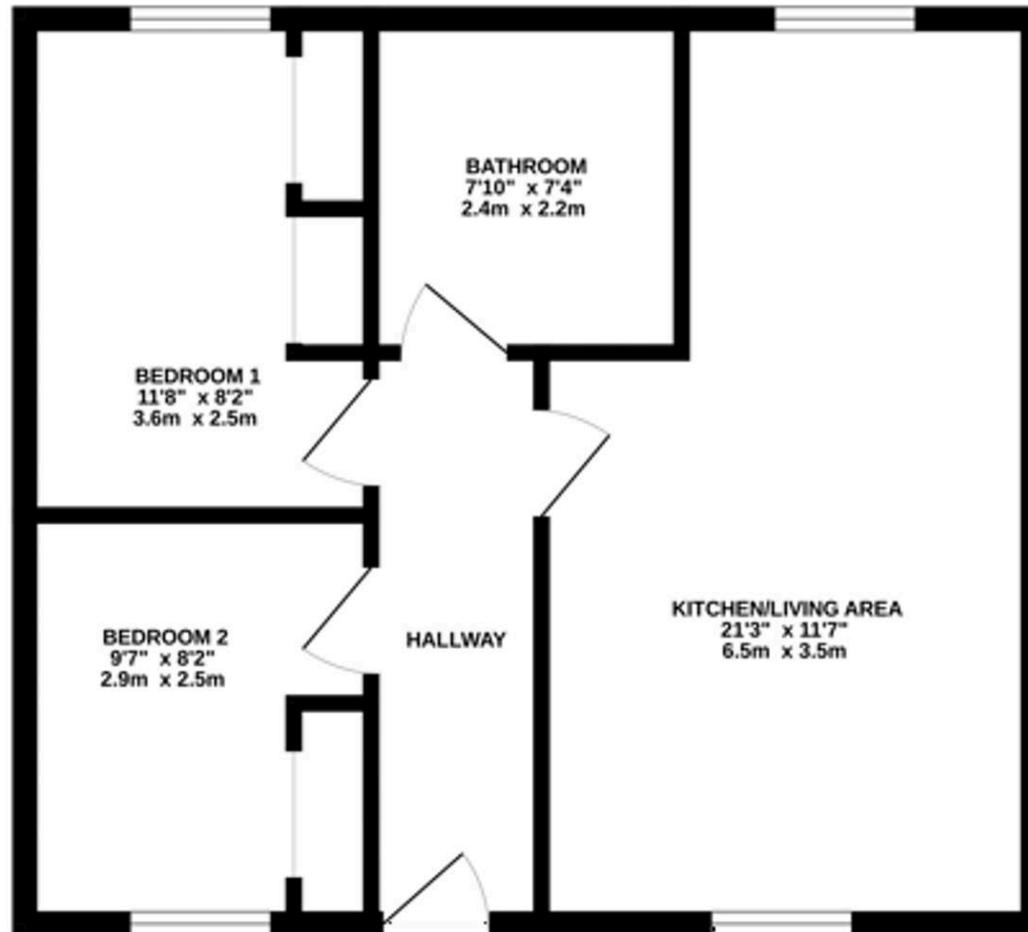
Square Ft- 603/56m2

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GROUND FLOOR



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