



84 Inch Wood Avenue, Bathgate

Offers Over £150,000



84 Inch Wood Avenue

Bathgate

Located in the highly desirable area of Bathgate, this immaculate top floor two bedroom flat at Inchwood Avenue offers stylish, walk in condition living with generous proportions and a bright, contemporary feel throughout.

Upon entering, you are welcomed into a spacious and airy hallway, finished in neutral tones, immediately setting the tone for the rest of the home. This versatile area offers excellent flexibility, whether utilised for additional storage or enhanced with free standing furniture.

The standout feature of the property is the impressive open plan living space, incorporating lounge and dining areas. Flooded with natural light from several large windows, the room feels exceptionally bright and inviting. The generous layout comfortably accommodates a range of furnishings, including an L shaped sofa, armchair and additional pieces, while still maintaining a sense of openness. A striking oak effect feature wall adds warmth and character, elevating the overall aesthetic. The dining area currently accommodates four, with ample space to comfortably seat up to eight, making it ideal for entertaining.

The kitchen is both practical and stylish, offering an abundance of worktop space and a clean, modern finish. It features an integrated oven, extractor fan and designated space for a washing machine and fridge/freezer, creating a highly functional yet attractive space with further scope for cosmetic enhancement.



The principal bedroom is generously proportioned and can easily accommodate a king size bed along with additional furniture. Built in mirrored wardrobes provide excellent storage while enhancing the sense of space. This room is further complemented by a recently upgraded en-suite shower room, finished with sleek wet wall panelling in elegant beige tones with contrasting black fittings and a spacious walk in shower, creating a refined, spa like feel.

The second bedroom is another well sized double, benefiting from integrated storage including overhead cupboards and bedside units. This flexible space also offers room for a desk, making it ideal for those working from home.

Completing the property is the beautifully upgraded main bathroom, finished to a high standard with contemporary tiling and stylish tones. It features a full size bath with overhead shower, integrated storage and a modern touch screen LED mirror, creating a relaxing and well designed space.

Externally, the property benefits from its prime location within Bathgate, with excellent access to local amenities including Tesco, as well as a range of shops, cafés and services. For commuters, the nearby motorway network provides convenient links to both Edinburgh and Glasgow, making this an ideal base for travel.



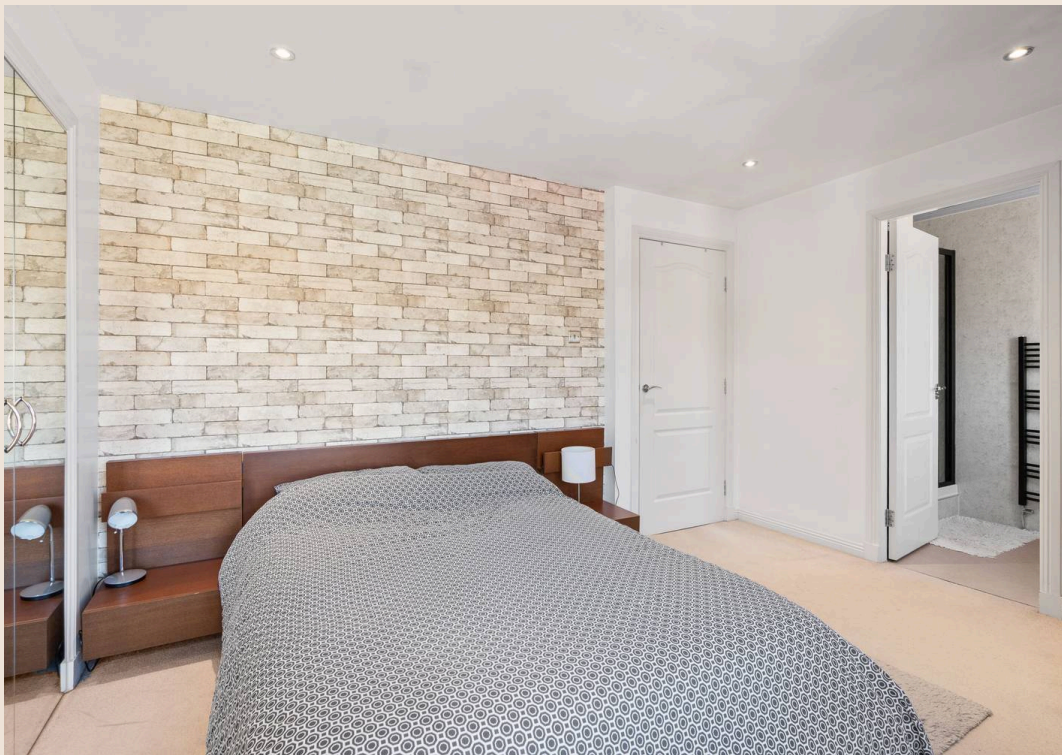
This beautifully presented flat combines style, space and practicality, making it an excellent opportunity for a wide range of buyers.

Home Report Value- £155,000

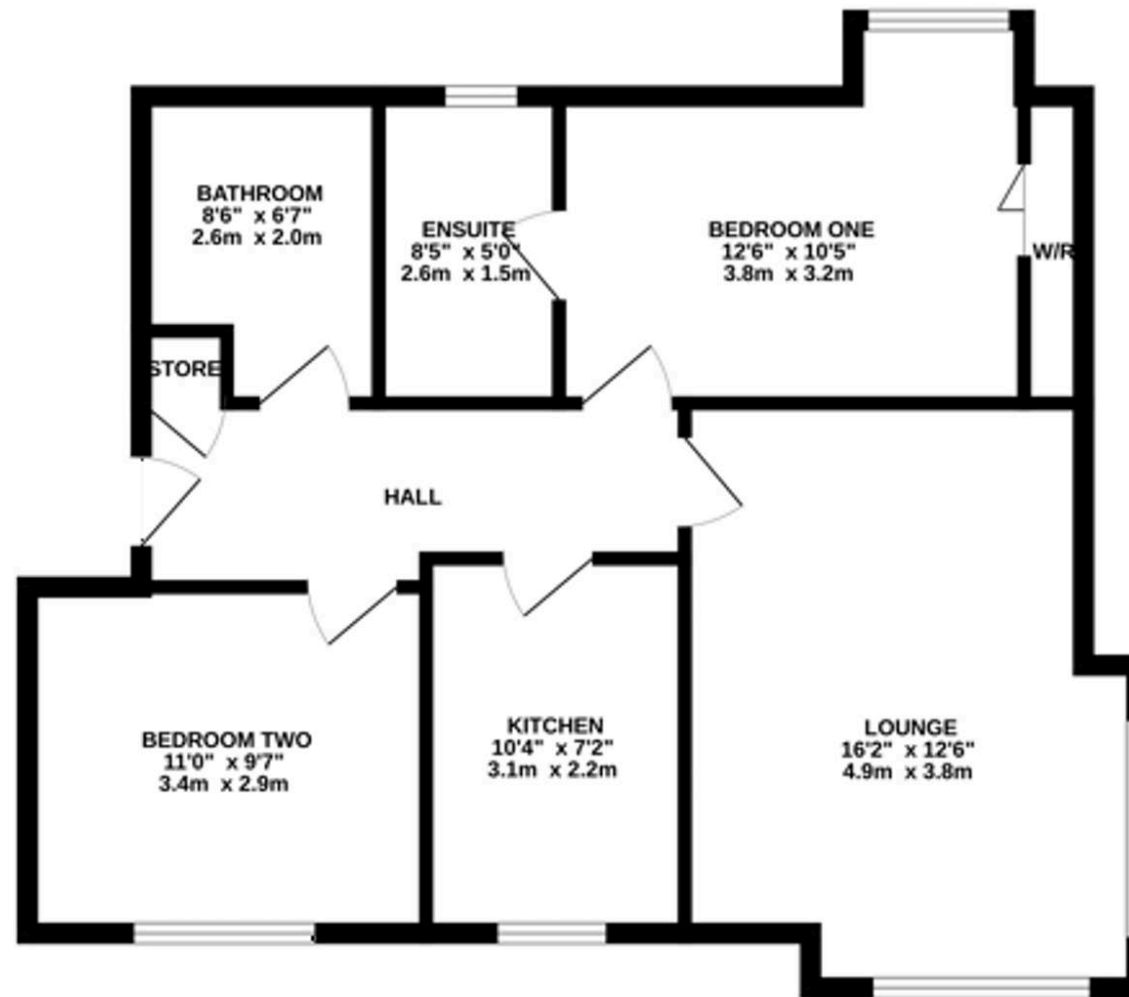
EPC - C

Council Tax Band - C

Square Ft- 732/ 68m²



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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