



359 Leyland Road, Bathgate

Offers Over £135,000



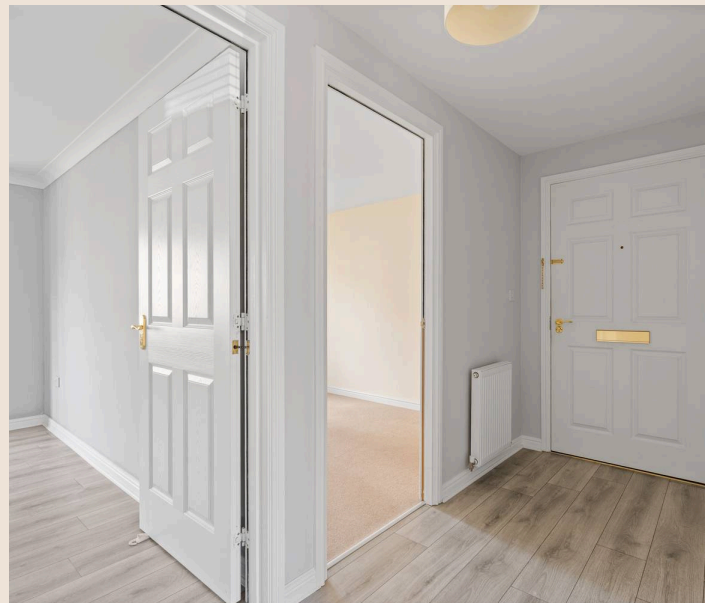
359 Leyland Road, Bathgate

Set within the highly sought after Wester Inch development in Bathgate, this beautifully presented chain free ground floor apartment offers an exceptional blend of modern and generous living space. Immaculately maintained throughout, the property immediately captivates with its bright, airy interiors, stylish contemporary finishes and welcoming atmosphere, creating a home that is both sophisticated and wonderfully comfortable. Perfectly suited to first time buyers, professionals, downsizers or investors, this impressive move in ready apartment presents a fantastic opportunity to secure a stylish home in a prime residential setting with no onward chain.

Stepping inside, the welcoming entrance hallway provides an immediate sense of space while offering excellent storage solutions and access throughout the home. The stunning lounge is undoubtedly one of the standout features of the property, with the attractive bay window drawing in an abundance of natural light and creating a beautifully bright and relaxing living space. Finished in calming neutral tones with modern flooring underfoot, this elegant room offers the perfect setting for both everyday living and entertaining alike.

The contemporary kitchen has been thoughtfully designed to combine style with practicality, featuring an excellent range of modern cabinetry, generous worktop space and integrated appliances. The layout has been carefully considered to maximise both storage and functionality, while the bright open feel makes it a pleasant and inviting space for cooking and dining.

Both bedrooms are generously proportioned and beautifully presented, each offering a calm and restful retreat. Bedroom one is enhanced by excellent fitted storage with built-in wardrobes providing superb practicality while maintaining the sleek and uncluttered aesthetic of the room. The second bedroom is equally versatile and could easily adapt to suit a variety of lifestyles, whether utilised as a guest bedroom, home office, dressing room or additional living space.



Completing the accommodation is the stylish contemporary bathroom, finished to a high standard with modern tiling, a white three piece suite and shower over bath, creating a fresh and relaxing environment with a luxurious feel.

Externally, the property is surrounded by well maintained communal grounds and further benefits from residents parking, adding to the overall convenience and appeal. Wester Inch is one of Bathgate's most popular modern developments, well regarded for its family friendly atmosphere, excellent connectivity and convenient access to a wide range of local amenities. Leyland Road enjoys a particularly convenient position within the development, with residents benefiting from nearby shops, schooling, parks and scenic walking routes all within easy reach.

Bathgate town centre is just a short distance away and offers an excellent selection of supermarkets, cafes, restaurants, bars and everyday amenities, along with a vibrant mix of independent retailers and leisure facilities. For commuters, the location is ideal, with Bathgate Train Station providing regular direct services to both Edinburgh and Glasgow, while the nearby M8 motorway network allows straightforward travel across the central belt.

The area is also well placed for outdoor recreation, with a variety of green spaces, play parks, and walking routes nearby, making it perfect for those who enjoy an active lifestyle. Wester Inch additionally benefits from its own primary school and local community amenities, further enhancing the appeal for a wide range of buyers. Combining modern convenience with excellent transport links and a welcoming community feel, this location continues to be highly sought after among buyers looking to enjoy the best of Bathgate living.

Offering stylish contemporary living, superb convenience and move in ready interiors, this exceptional apartment is the perfect place to call home. Early viewing is essential to avoid missing out on this fantastic opportunity.

Home Report Value- £140,000

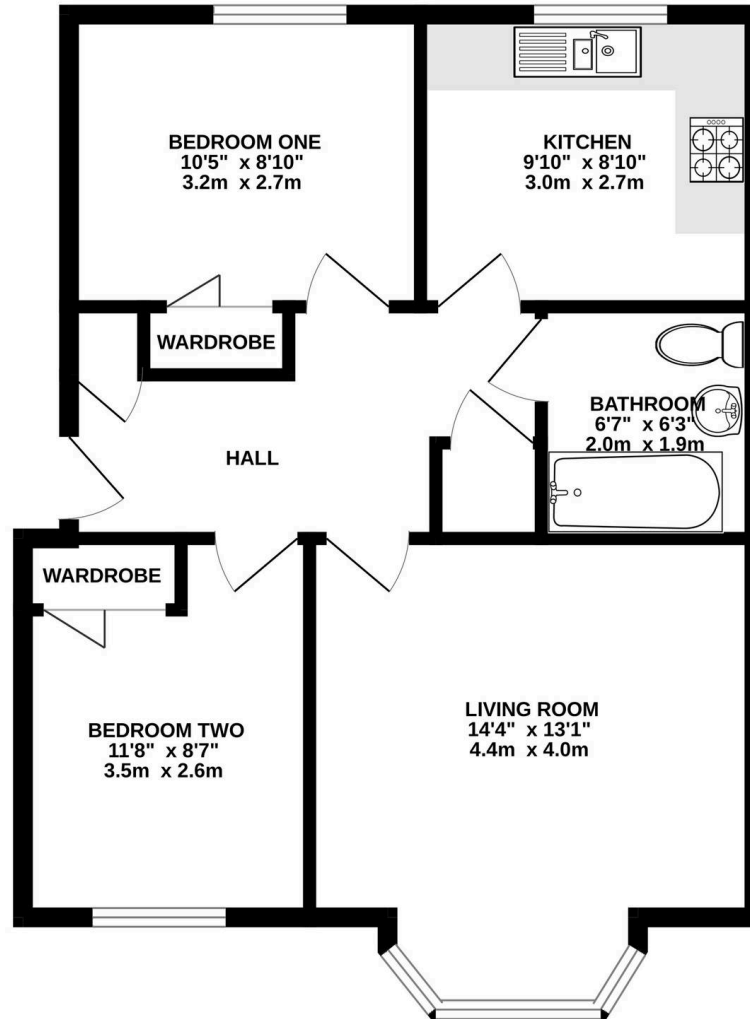
EPC - C

Council Tax Band - C

Square Ft- 624/ 58m2



GROUND FLOOR



Whilst 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 mis-statement. 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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