



81 Leyland Road, Bathgate

Offers Over £183,000





Situated in the popular and family-friendly Wester Inch development, the property enjoys a peaceful residential setting with excellent transport links. It is located within the catchment area for the well-regarded Simpson Primary School, making it an ideal choice for families. Bathgate Train Station is nearby, providing direct rail connections to both Edinburgh and Glasgow —perfect for commuters. The M8 motorway is also within easy reach for convenient travel by car. Everyday amenities are close at hand, with a Tesco Superstore just a short drive away. For outdoor enthusiasts, the nearby Wester Inch woodland walks and Bathgate Meadows offer fantastic opportunities for recreation and relaxation.

Nestled within a sought-after locale, this beautifully presented two-bedroom terraced house epitomises modern urban living. Impeccably maintained, the property boasts a true move-in condition, offering a seamless blend of comfort and style.

The heart of this home is its bright and spacious lounge, illuminated by natural light streaming through patio doors leading onto the rear garden. A contemporary designed kitchen awaits, flaunting an array of storage options to inspire culinary creativity.

Ascending the stairs, two double bedrooms offer peaceful retreats, complemented by a family bathroom and a convenient downstairs W/C. The harmonious layout of the house ensures functionality and privacy for all occupants.

This property also benefits from a fully floored loft space, with a ladder attached.

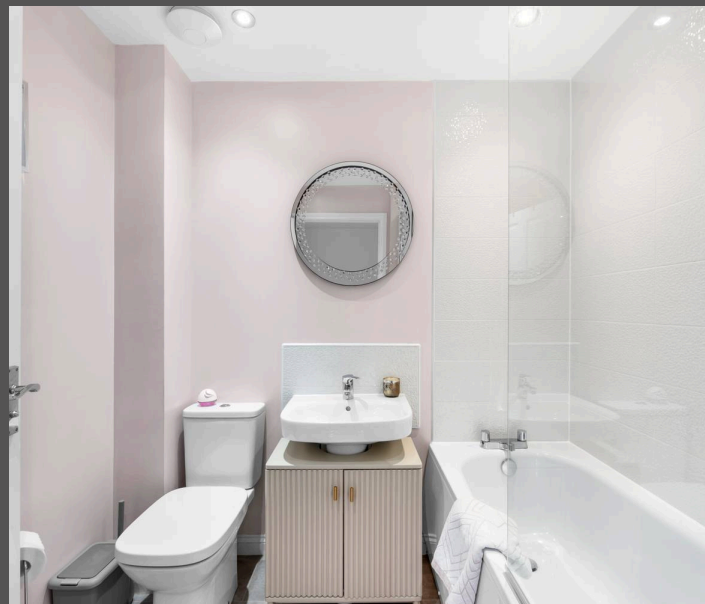


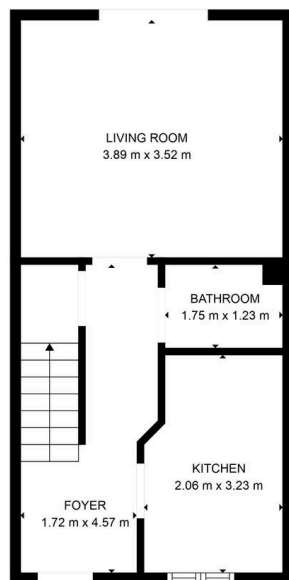
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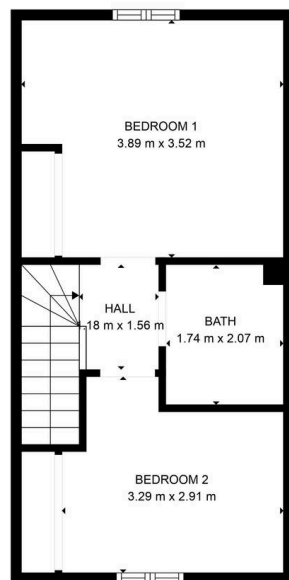
- Beautifully Presented Two Bedroom Terraced House
- True Move In Condition
- Bright And Spacious Lounge With Patio Doors Leading Onto Rear Garden
- Contemporary Designed Kitchen With And Array Of Storage Options
- Two Double Bedrooms
- Family Bathroom And Downstairs Bathroom
- Excellent Location
- South Facing Fully Enclosed Rear Garden
- Allocated Parking To The Rear
- Fully Floored Loft Space Accessible Via Ladder

Located in sought-after locale, this beautifully presented 2-bed terraced house epitomises modern urban living. Bright lounge with patio doors to rear garden, contemporary kitchen, 2 double bedrooms, family bathroom, w/c. Excellent location with amenities and transport links. South-facing garden, allocated parking, gas central heating, double glazing. Perfect for modern lifestyle, comfort, and convenience. Millennia Avenue - a modern haven awaiting YOU!





GROUND FLOOR



FIRST FLOOR

TOTAL: 64 m²
BELOW GROUND: 32 m², FIRST FLOOR: 32 m²
EXCLUDED AREAS: WALLS: 8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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