



## 433 Leyland Road, Bathgate, EH48 2US



**With its contemporary open design, spacious rooms and fresh neutral décor this one bedroom second floor apartment is the perfect purchase for the first time buyer or investor.**

**Situated in the popular Wester Inch Estate the comprises of entrance hall, a fabulous open plan lounge/diner ideal for entertaining, dining and relaxation, fitted kitchen with integrated oven, gas hob and extractor fan, good sized double bedroom with fitted wardrobes and bathroom with a sleek white suite and power shower. The property benefits from Secure Entry, Double Glazing and Gas Central Heating. Extras include all blinds and floorcoverings.**

**The ideally located property also benefits from designated parking and well maintained common grounds.**

**The popular locale of Wester Inch Village is situated near Bathgate Town Centre where you will find a range of shops to cover every day needs. Here, you will also find the public library, health centre and nearby sports centre. Public transport from Bathgate is good, with regular bus and rail services to Edinburgh; there is a service every half an hour with the journey into Edinburgh Waverley taking approximately thirty minutes. There is easy access from this area to the M8 Edinburgh to Glasgow motorway and also the surrounding area of Livingston.**

### **VIEWING IS HIGHLY RECOMMENDED**

**Offers Over  
£89,995**

**Ref:  
NWN433**



### Reception Hallway

Enter the property via Wooden Door into this bright and spacious reception hallway. This hallway provides access to all the accommodation. Radiator, entry control system, storage cupboard, smoke detector and flooring is carpet.



### Master Bedroom 13'11 x 10'0

This light and airy master bedroom has a window to the front of the property. Fitted wardrobes with shelf and hanging rail, TV point, radiator and power points. Flooring is carpeted.

### Open Plan Lounge/Diner 18'0x 13'0 (5.50m x 3.96m) at widest points

This bright spacious open plan lounge/diner with bay window is the perfect hub of the contemporary home with ample room for lounge furniture, table and chairs. TV point, Telephone point, window to side of the property, radiator and flooring is carpet.

### Family Bathroom

The family bathroom is fitted with a sleek three piece white suite comprising of bath with over bath power shower, wash hand basin and WC. Part tiled walls, extractor fan, shaver point and radiator. Flooring is vinyl.

### Other

The ideally located property also benefits from designated parking and well maintained common grounds.

### Kitchen 12'9 x 9'0 (3.89m x 2.75m) at widest point

Modern fitted kitchen with a good range of wall and base units, gas hob, electric oven and extractor fan, stainless steel sink and drainer, window to front, tiled splashback, radiator and vinyl flooring.

Strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

### OFFERS

All offers should be submitted to:

Newman Properties

32 -34 King Street

Bathgate

EH48 1AX

Telephone 01506 635800, Fax 01506 657465

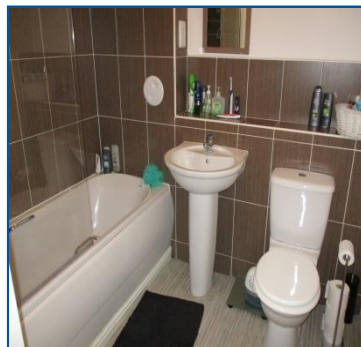
### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING?

To arrange your FREE MARKET VALUATION, simply call Newman Properties on 01506 635800 TODAY

**VIEWING IS  
HIGHLY  
RECOMMENDED**



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Call Newman Properties on 01506 635800

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