

# 570 Leyland Road

WESTER INCH VILLAGE, BATHGATE, WEST LoTHIAN, EH48 2XE



*Modern flair, two-bed ground-floor convenience and genuine walk-in condition*



0131 524 9797



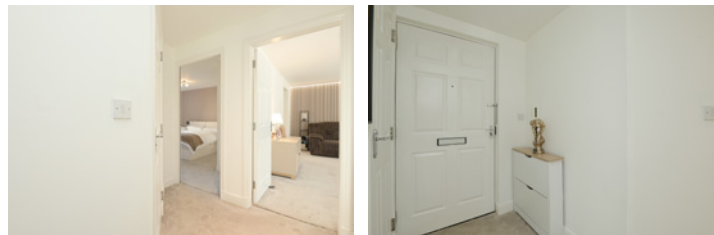
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McEwan Fraser Legal is delighted to present this beautifully upgraded two-bedroom ground-floor apartment to the market. Presented in genuine walk-in condition, the property has been thoughtfully enhanced by the current owners to create a stylish and contemporary home that is ready to move straight into. Combining spacious accommodation with high-quality finishes throughout, this is an ideal purchase for first-time buyers, professionals, downsizers or investors seeking a property that requires no immediate work.

# THE ENTRANCE HALL



Stepping inside, a bright and welcoming reception hallway immediately creates an excellent first impression. Finished in fresh neutral décor, the hall provides access to all accommodation while offering generous storage, reinforcing the practical layout of the apartment.

The living room is a particularly impressive reception room, enjoying excellent proportions and an abundance of natural light. Designed with both comfort and style in mind, the room is centred around a striking contemporary media wall incorporating an inset electric fire, creating an attractive focal point for everyday living and entertaining alike. Decorative timber acoustic panelling adds warmth and character, while the generous floor area comfortably accommodates a variety of furniture layouts.

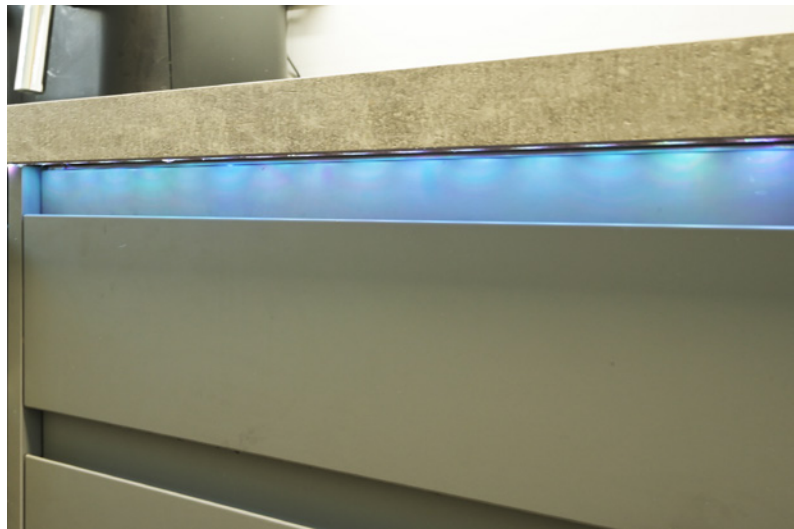
# THE LIVING ROOM



# THE KITCHEN



Positioned just off the living room, the kitchen has been beautifully modernised with sleek matte grey cabinetry complemented by quality worktops, stylish splashbacks and contemporary under-cabinet feature lighting. A range of integrated appliances has been incorporated to maximise both practicality and aesthetics, while excellent storage and preparation space make this a highly functional kitchen for day-to-day living.

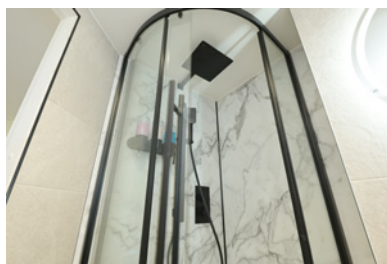
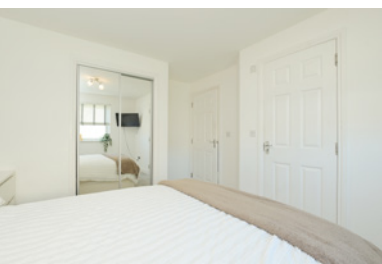
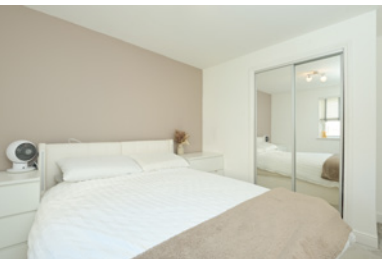


# BEDROOM 1



The principal bedroom is an exceptionally well-proportioned double room benefiting from fitted mirrored wardrobes and a beautifully upgraded en-suite shower room. Finished to a particularly high standard, the en-suite features a contemporary walk-in shower with black fittings, marble-effect wall panelling, a floating vanity unit with storage, an illuminated LED mirror and a heated towel rail, creating a luxurious hotel-style finish.

Bedroom two is another generous double room offering excellent versatility, making it equally suitable as a guest bedroom, nursery or home office depending on the purchaser's individual requirements.



# BEDROOM 2



Completing the accommodation, the family bathroom has been finished in a timeless contemporary style and comprises a three-piece suite incorporating a bath with shower over, vanity wash hand basin and WC, all complemented by attractive tiling and modern fittings.

# THE BATHROOM



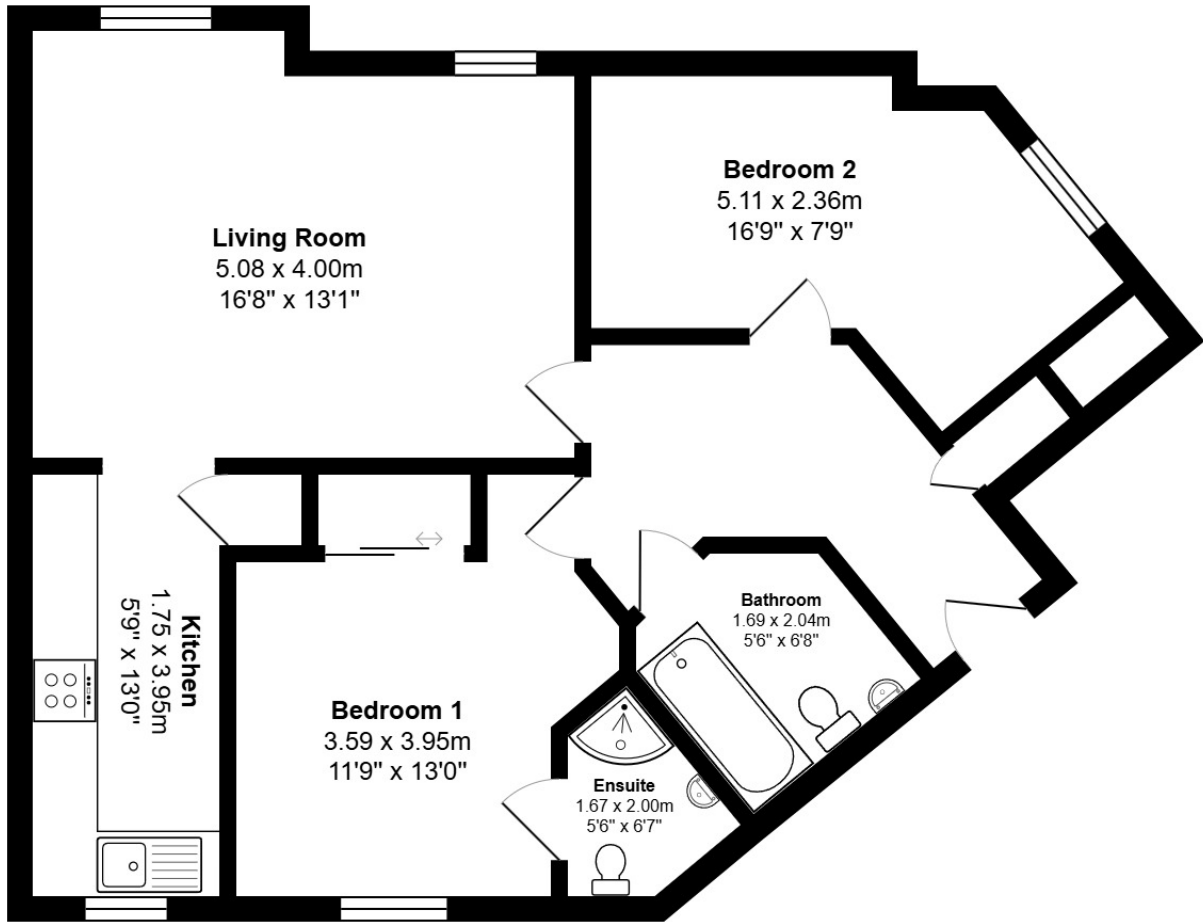
Further benefits include gas central heating, double glazing, secure door entry, excellent storage throughout and allocated residents' parking.

Externally, the property enjoys well-maintained communal grounds within an attractive modern development, providing a welcoming environment while remaining conveniently low maintenance for busy lifestyles.

# EXTERNALS

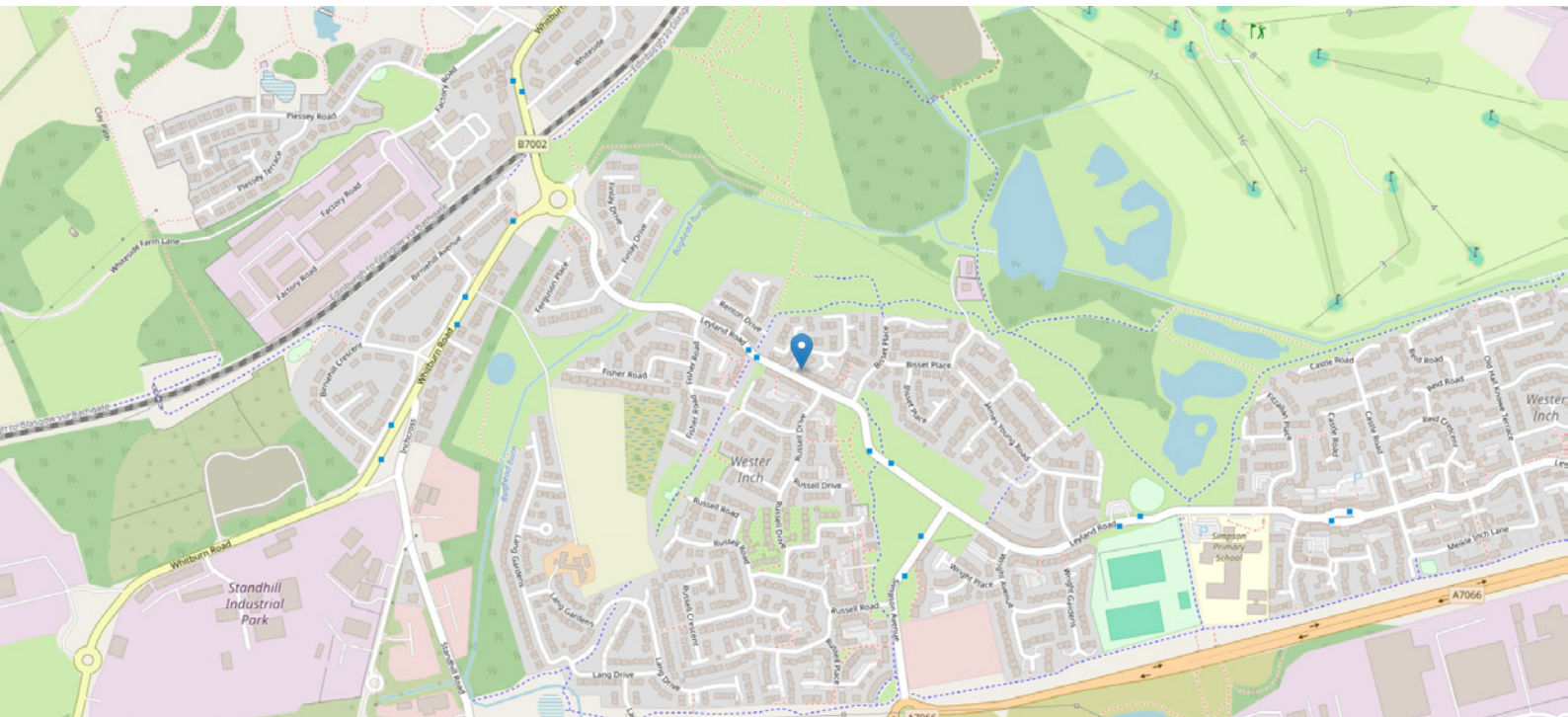


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Positioned within a modern and highly regarded residential development, the property enjoys an enviable setting on Leyland Road, combining a peaceful neighbourhood atmosphere with exceptional convenience. Bathgate has become one of West Lothian's most desirable towns, offering an excellent balance of local amenities, outstanding transport connections and an abundance of green open spaces, making it particularly attractive to professionals, commuters, first-time buyers and those looking to downsize without compromising on lifestyle.





The bustling town centre is just a short distance away and offers an excellent selection of independent retailers, cafés, restaurants, supermarkets and everyday conveniences, alongside a choice of leisure facilities, healthcare services and well-regarded schooling. For those who enjoy an active lifestyle, there are numerous parks, walking routes and recreational facilities nearby, while the surrounding West Lothian countryside provides endless opportunities for outdoor pursuits.

Commuters are exceptionally well catered for, with Bathgate Railway Station providing frequent direct services to both Edinburgh and Glasgow, while the nearby M8 motorway places Scotland's two largest cities, Edinburgh Airport and the wider Central Belt all within comfortable commuting distance. Combining modern living with superb connectivity, this is a location that continues to prove popular with buyers seeking convenience, accessibility and an excellent quality of life.



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