







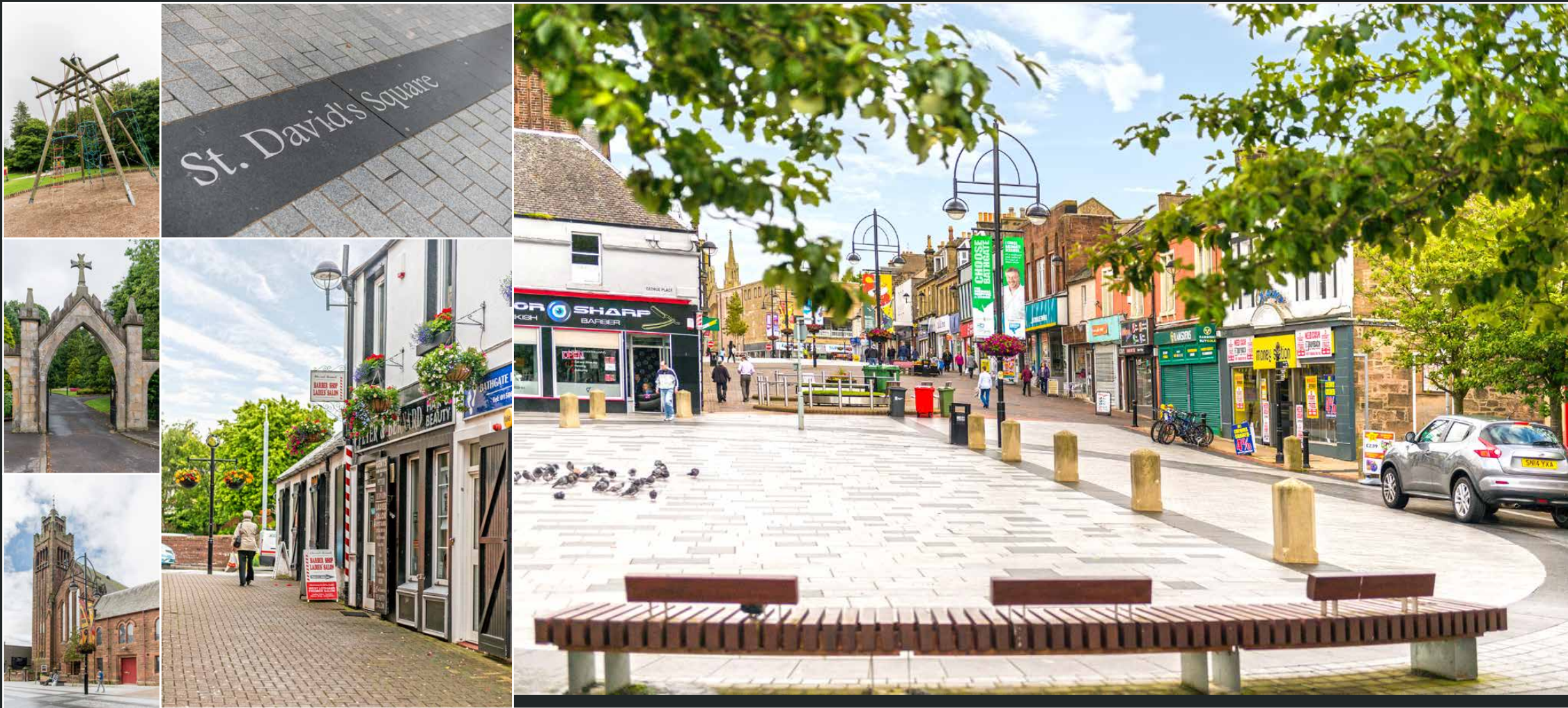
# LOCATION

BATHGATE, WEST LoTHIAN, EH48 2UF

Wester Inch Village is a sought after modern development on the edges of Bathgate. Nestled in West Lothian, five miles to the west of Livingston, Bathgate boasts a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.

The property is only a short, five-minute walk to local supermarkets and fifteen minutes to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is adjacent to the estate and is easily reached by car in less than ten minutes. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema.

Minutes from the M8, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.





# 39 MEIKLE INCH LANE

BATHGATE, WEST LoTHIAN, EH48 2UF

McEwan Fraser Legal is delighted to present this superb, two double bedroom, top floor flat to the market. The property enjoys a prime position in the sought after Wester Inch development and is presented to the market chain free and in walk-in condition.

In more detail, the property consists of a welcoming hallway with ample storage and access to the attic. The bright and airy lounge allows for free standing furniture and different configurations and also benefits from a bay window.

The kitchen offers a full range of base and wall mounted units give excellent prep and storage space for the aspiring chef. The gas hob, hood and electric oven are

integrated and space is provided for a freestanding washing machine and fridge freezer.

There are two bright and airy double bedrooms, both allowing for free standing furniture and different furniture configurations and both benefiting from built-in storage.

The bathroom completes the property internally with shower over bath, wash hand basin and WC.

The property also benefits from double glazing, gas central heating allocated parking space as well as guest space.

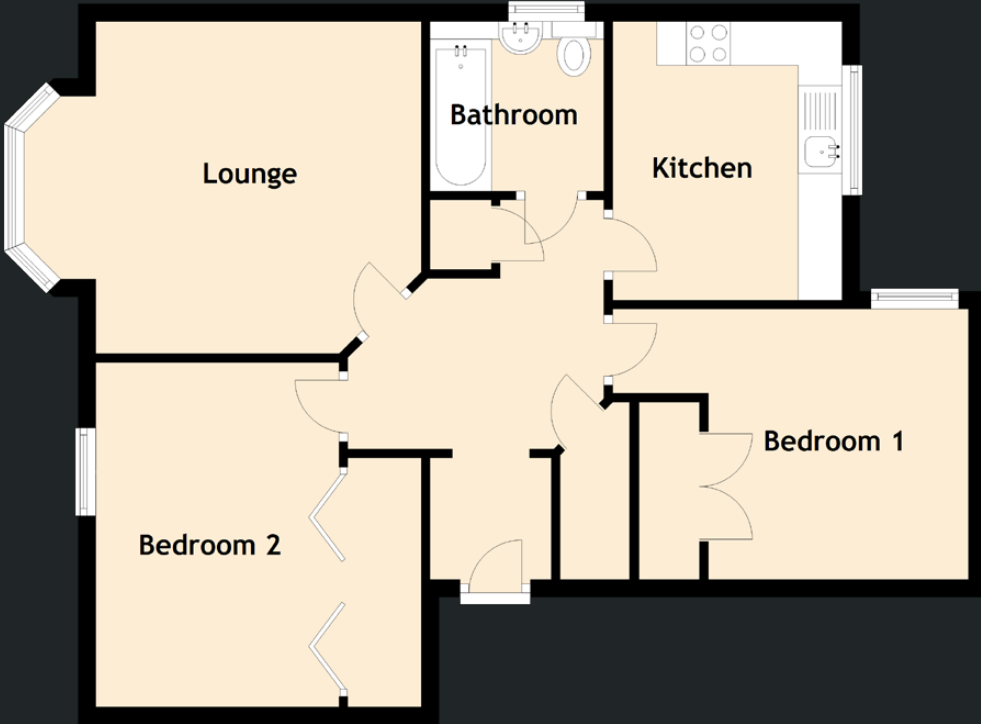
Early viewing is highly recommended.





# SPECIFICATIONS

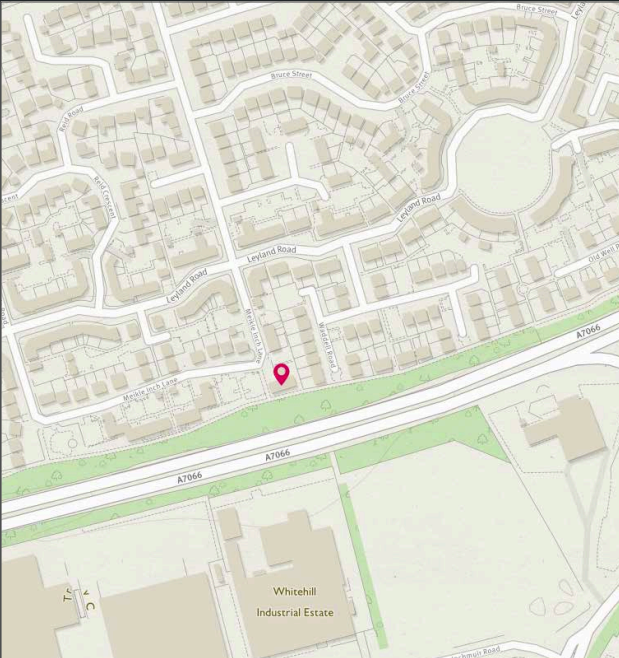
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.31m (14'2") x 3.78m (12'5")
Kitchen	3.17m (10'5") x 2.61m (8'7")
Bedroom 1	4.05m (13'3") x 3.08m (10'1")
Bedroom 2	3.92m (12'10") x 2.77m (9'1")
Bathroom	1.98m (6'6") x 1.93m (6'4")

Gross internal floor area (m²): 63m² | EPC Rating: C







# McEwan Fraser Legal

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**ROSS MCBRIDE**  
 Photographer



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**ALLY CLARK**  
 Designer