

141a/42 Marina Road

BATHGATE, WEST LOTHIAN, EH48 1RS



Stylish two bedroom apartment in one of Bathgate's most sought after modern residential developments.



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McEwan Fraser is delighted to present this stylish two-bedroom apartment in one of Bathgate's most sought after modern residential developments. The property is located on the top floor and benefits from stunning views across Bathgate and the surrounding area. Internally, the property is presented in excellent order and has been substantially upgraded beyond the builder's original specification. Further benefits include residents parking, secure entry system, lift access, gas central heating and double glazing.

THE LOUNGE/KITCHEN



The accommodation is focused on the contemporary open plan kitchen/living room. Natural bright due to a dual aspect, there is plenty of floor space for an incoming purchaser to create their ideal entertaining space. The kitchen comprises a range of contemporary base and wall mounted units that offer excellent prep and storage space. Gas hob, electric oven, fridge freezer and washing machine are integrated.



Moving along the central hallway, which includes integrated storage, you will find two double bedrooms and a main bathroom.

THE MASTER BEDROOM



The master bedroom is particularly generous with plenty of space for free standing furniture alongside integrated wardrobes.

THE EN-SUITE



The master bedroom also enjoys access to a generous en-suite shower room which has been finished in a wet room style with a walk-in shower and white suite. The second bedroom is also a well proportioned and neutrally finished double that includes large integrated wardrobes.

BEDROOM 2





The accommodation is completed by the main bathroom which is partially tiled and finished with a three-piece white suite and shower over bath.

THE BATHROOM

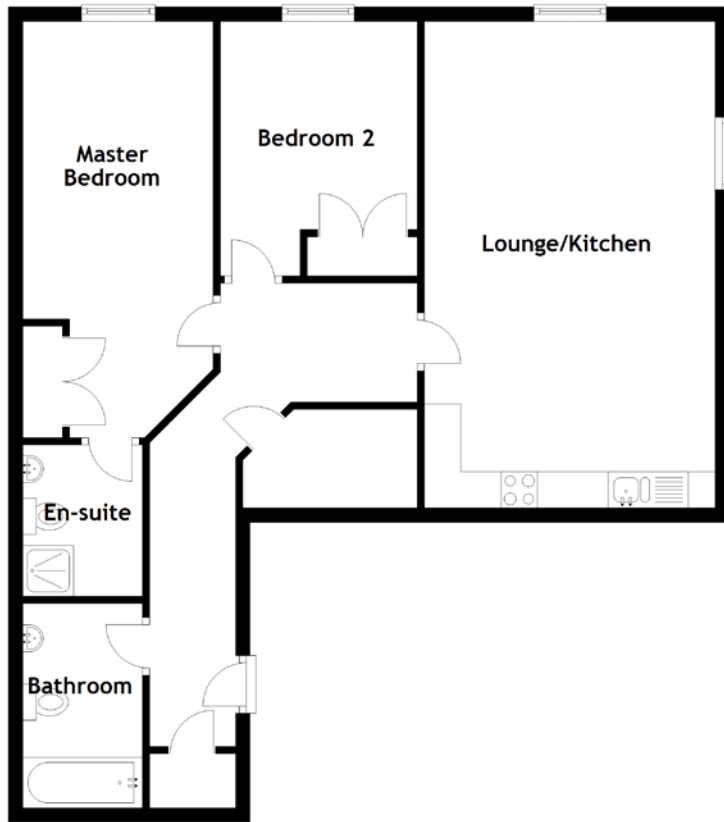


This is a stunning flat and viewing is essential to fully appreciate all it has to offer.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

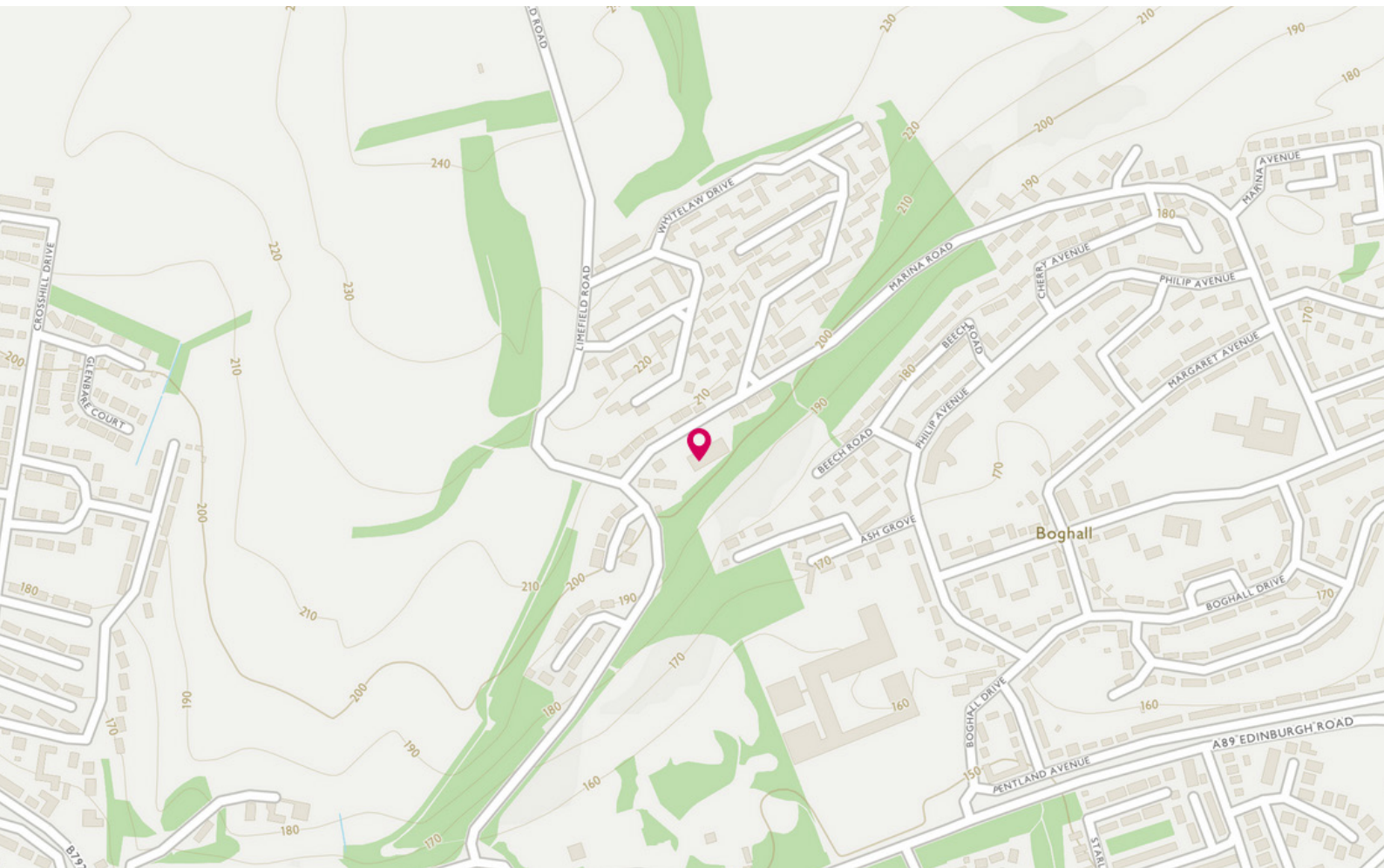


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.73m (22'1") x 4.02m (13'2")
Master Bedroom	5.76m (18'11") x 2.63m (8'8")
En-suite	2.09m (6'10") x 1.65m (5'5")
Bedroom 2	3.52m (11'7") x 2.72m (8'11")
Bathroom	2.83m (9'3") x 1.82m (6')

Gross internal floor area (m²): 62m²

EPC Rating: C



THE LOCATION

141A Marina Road is part of a small and sought after residential development close to Bathgate train station. Bathgate itself is exceptionally close to Junction 4 of the M8 making it ideal for commuting to Edinburgh, Glasgow or further afield. There are also excellent rail links to both Edinburgh and Glasgow.





Bathgate offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants, cafés and a cinema. Further extensive shopping is available in Livingston a short drive from the property. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace course to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and dog walkers.



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