

# 24 Newlands Court

BATHGATE, WEST LOTHIAN, EH48 2GD



*BRIGHT AND SPACIOUS TWO-BEDROOM APARTMENT WITH EN-SUITE*



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McEwan Fraser Legal is delighted to present 24 Newlands Court to the market. This well-presented apartment offers spacious and comfortable accommodation within a well-maintained residential development, making it an excellent option for first-time buyers, professionals or those looking to downsize while remaining close to local amenities.

The property opens into a welcoming entrance hallway, which provides access to the main living areas and bedrooms, while also offering useful storage. From here, the accommodation flows naturally into the main living space.

The living and dining room is a bright and generously proportioned room with ample space for both lounge seating and a dining area. A large window allows natural light to fill the room, creating a comfortable and inviting environment ideal for relaxing or entertaining guests.

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The kitchen is positioned just off the main living area and is fitted with a range of wall and base units providing good storage and work surface space. There is room for a variety of appliances while the layout ensures the space remains practical for everyday cooking.



The property offers two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobe storage and enjoys the added advantage of an en-suite shower room. The en-suite shower room provides a modern and convenient addition to the principal bedroom and is fitted with a shower enclosure, wash hand basin and WC.





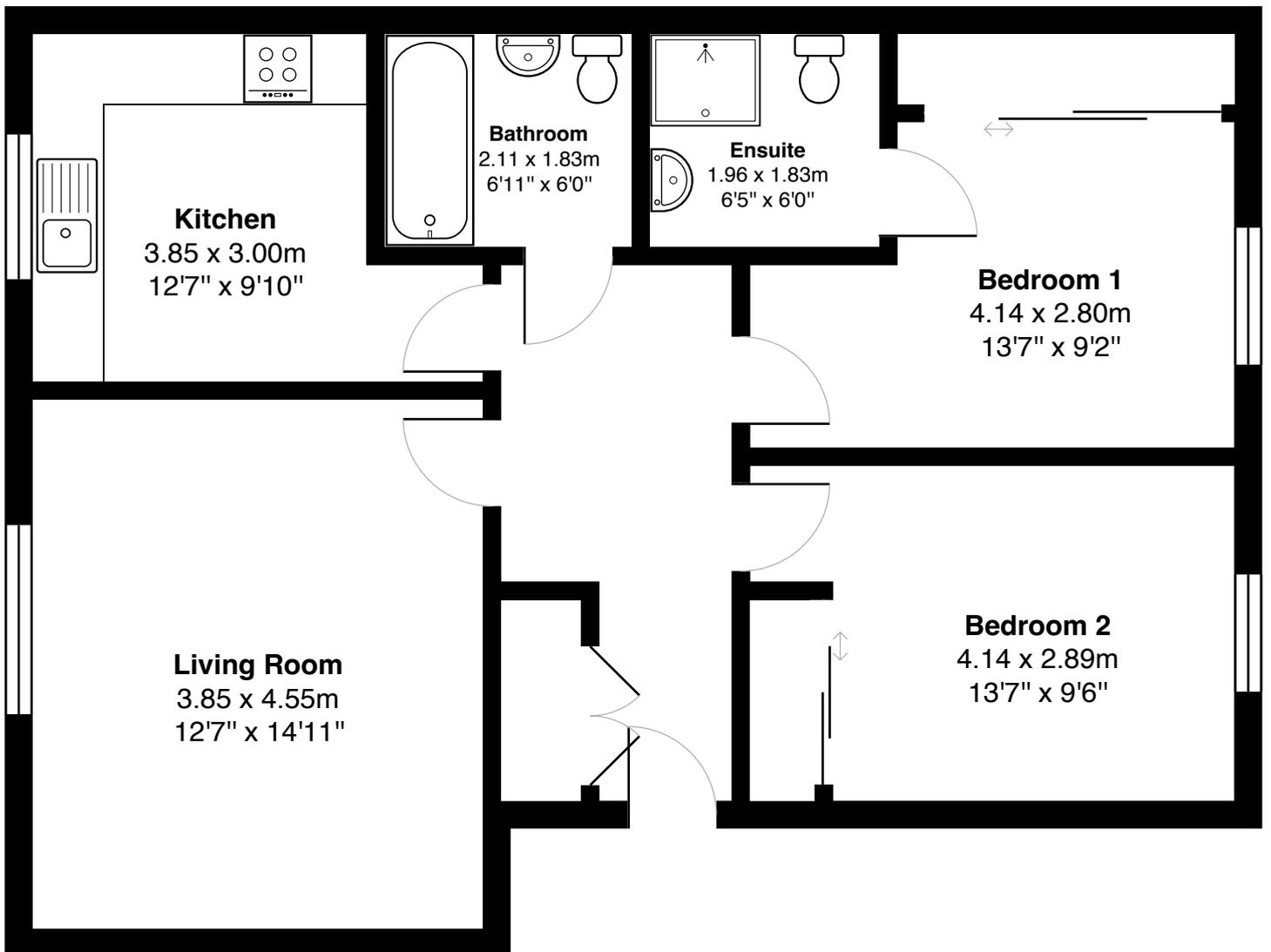
The second bedroom is also a good-sized double and offers flexibility for use as guest accommodation, a home office or additional living space depending on individual needs.





The main bathroom is fitted with a three-piece suite including bath with shower over, wash hand basin and WC, finished in neutral tones, creating a bright and functional space.





Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: B

Externally, the development is well-maintained and surrounded by communal grounds, with residents' parking available for convenience.

Overall, the property offers well-balanced accommodation in a convenient location and would make an ideal purchase for a range of buyers seeking a comfortable home within easy reach of local amenities and transport links.





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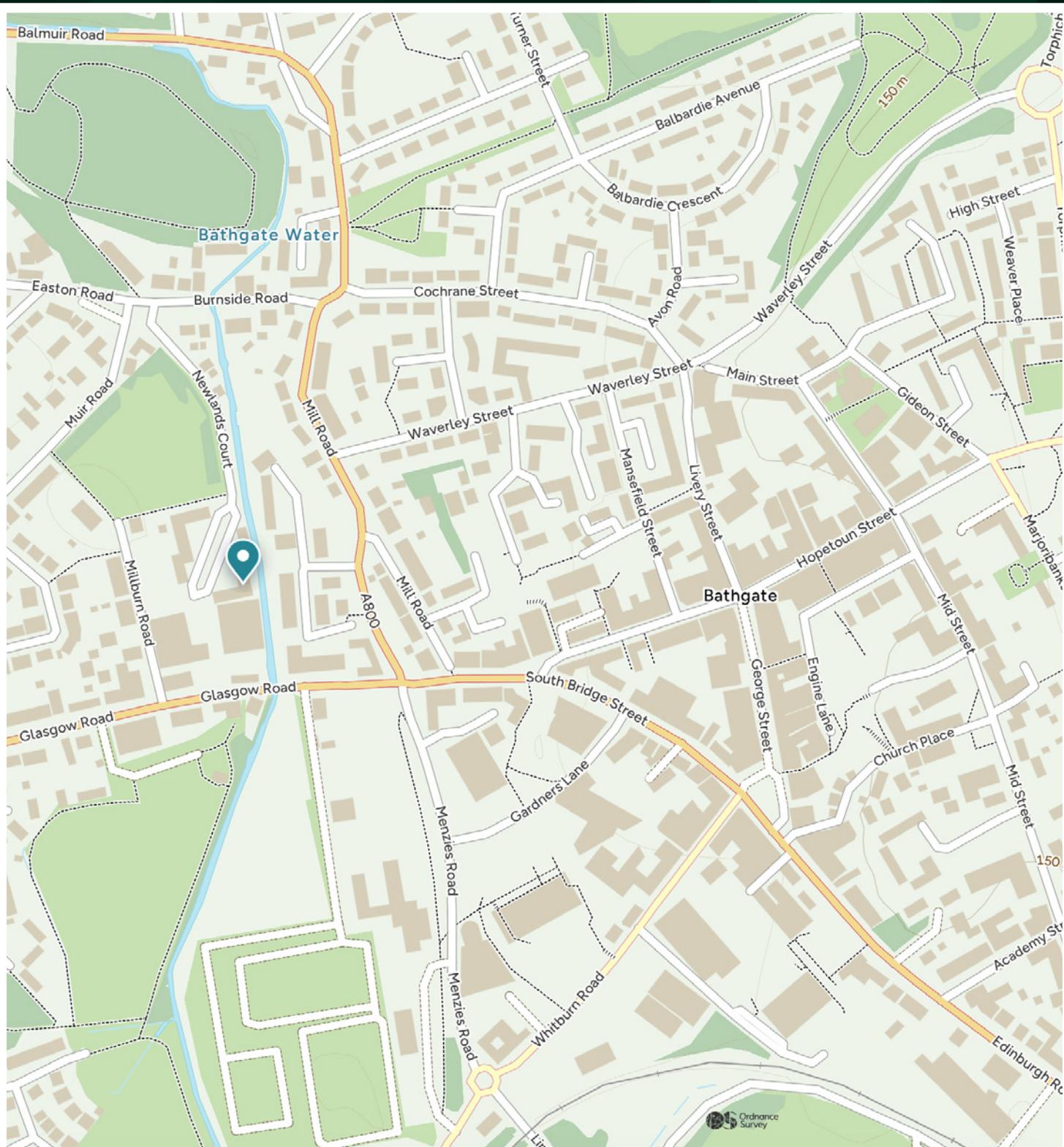
Bathgate is a popular and well established West Lothian town offering an excellent range of amenities and superb transport links, making it an ideal location for commuters and families alike. The town centre provides a wide selection of shops, cafés, restaurants and everyday services, along with leisure facilities including Bathgate Leisure Centre and Xcite.

The area benefits from well regarded schooling at both primary and secondary level, with a number of options available locally. For those who enjoy the outdoors, there are several pleasant parks and green spaces nearby, as well as scenic countryside walks within easy reach.

Commuters are particularly well served, with Bathgate railway station offering regular services to both Edinburgh and Glasgow. The nearby M8 motorway also provides straightforward road access across the Central Belt, while Edinburgh Airport is within comfortable driving distance. As such, the location offers an excellent balance of local convenience and connectivity to the surrounding towns and cities.

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## The Location



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