

311 Leyland Road

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



*ELEGANT 3-BED TOWNHOUSE WITH JULIET
BALCONY & SPACIOUS SOUTH FACING GARDEN*



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McEwan Fraser Legal is delighted to present 311 Leyland Road to the market. This beautifully presented three-bedroom end-of-terrace townhouse has abundant kerb appeal and is in pristine, walk-in condition. This home is ideally suited for a growing family or a young couple.



Upon entering, you're greeted by a bright, spacious hallway with plenty of room for coats and jackets, creating an inviting and practical entrance. The hall provides access to the staircase, a convenient downstairs WC, a cosy lounge, and a stylish kitchen.

The lounge is beautifully styled, creating a warm and welcoming ambience that makes it the ideal space for unwinding. Thoughtfully decorated with a cosy yet contemporary feel, it's perfect for family gatherings or quiet evenings in. Double glass-paned doors connect the lounge to the kitchen, allowing natural light to flow through and enhancing the open, airy feel of the main living areas.



The kitchen itself is both stylish and highly functional. White cabinetry offers generous storage space, complemented by striking black tiled flooring and sleek black worktops that add a sophisticated touch. Fully integrated appliances, including a dishwasher, microwave, oven, and fridge-freezer, blend seamlessly into the kitchen design, ensuring a practical yet visually appealing space. Stunning patio doors lead directly from the kitchen into the rear garden, blending indoor and outdoor areas, making it easy to step outside for alfresco dining or relaxation.

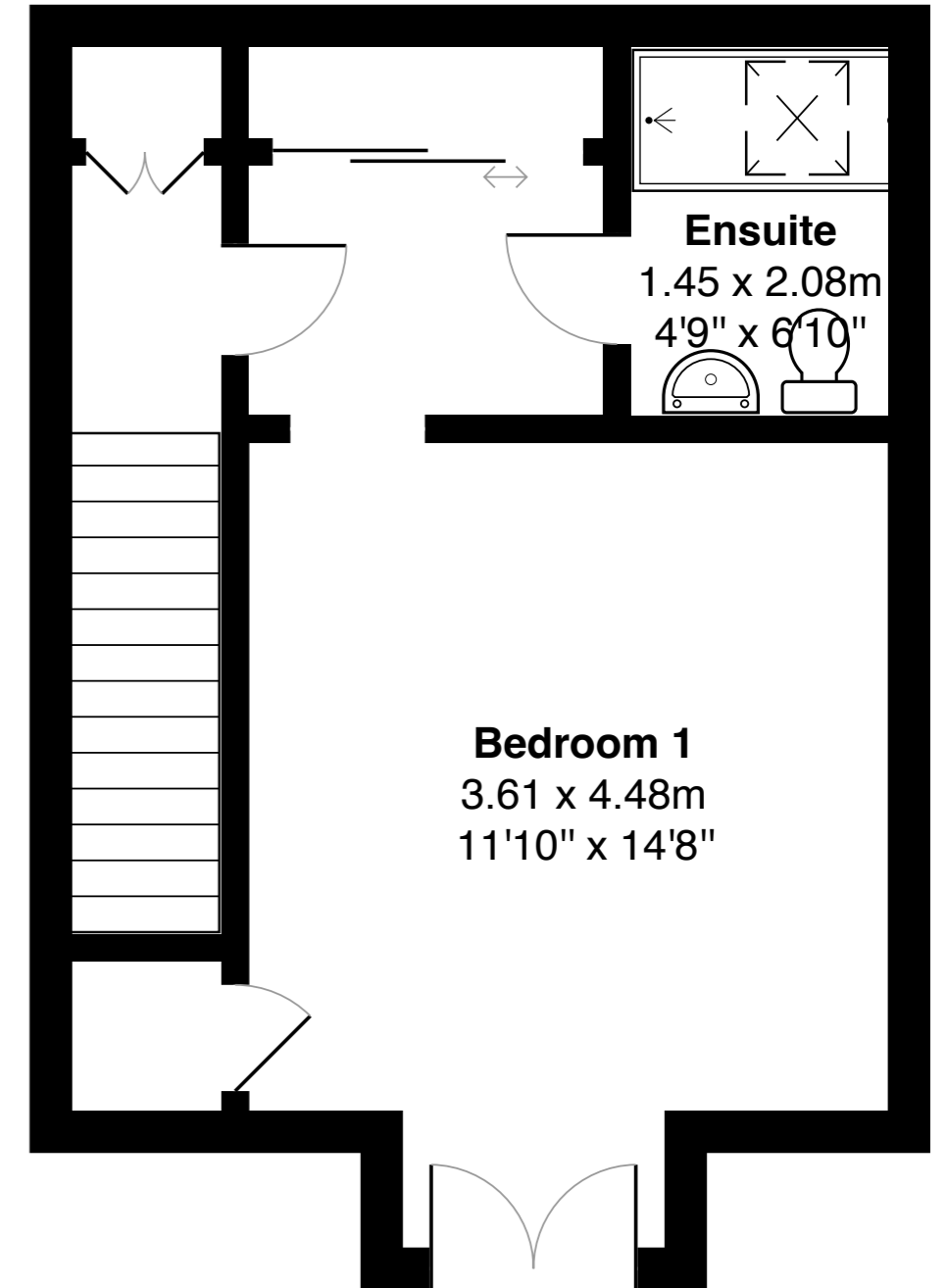
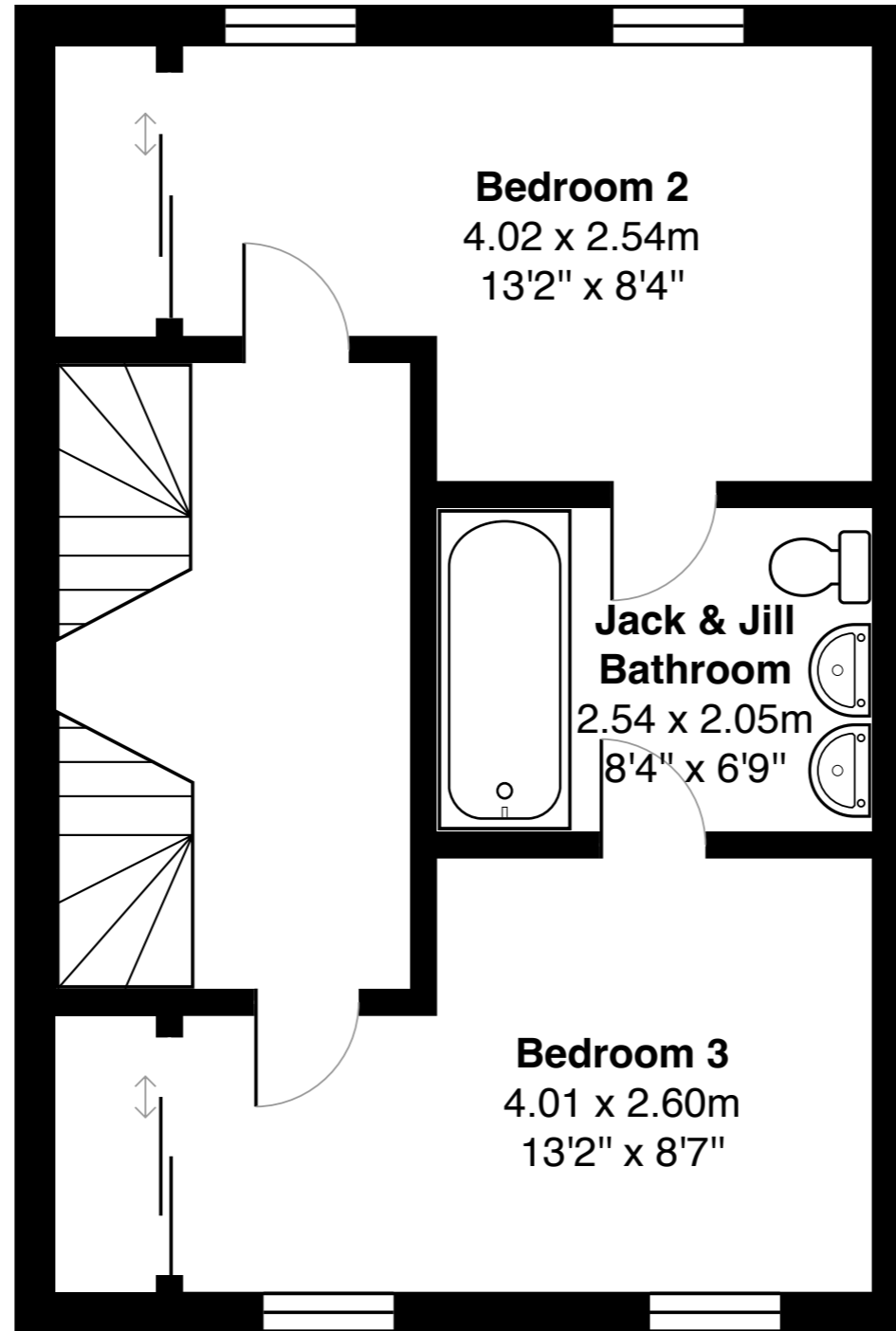
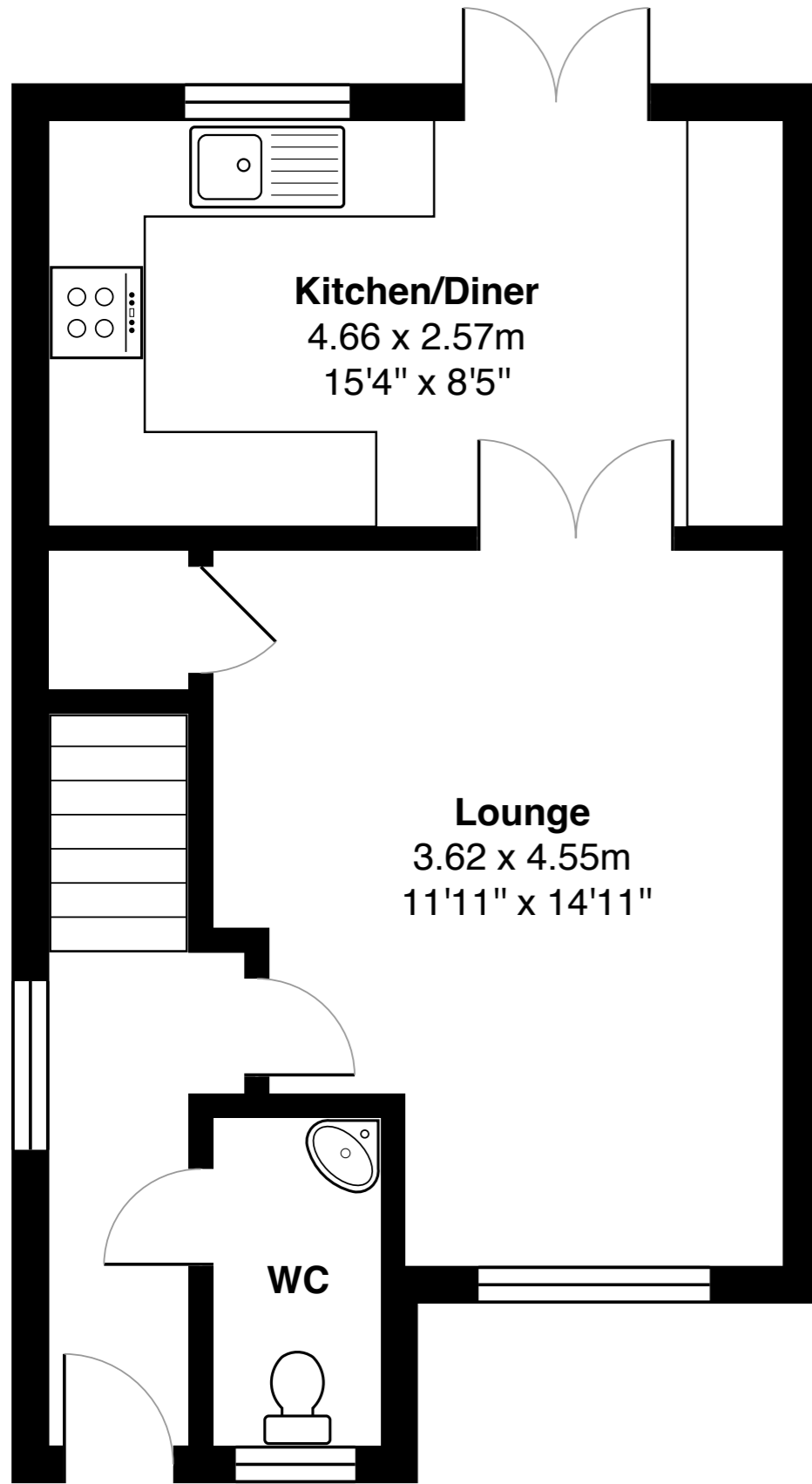


Upstairs, you'll find two spacious double bedrooms, each thoughtfully equipped with built-in wardrobes, providing ample storage. These bedrooms share a well-appointed Jack and Jill bathroom, complete with a WC, two washbasins, and a bath, making it both stylish and functional for family life.





Ascending to the top floor, you'll discover the master bedroom—a truly impressive, light-filled retreat with a skylight and Juliet balcony. This room also features substantial built-in storage, a dressing area, and an en-suite bathroom complete with a glazed shower enclosure, electric shower, WC, and washbasin.



Gross internal floor area (m²): 101m²
EPC Rating: C



Outside, the property continues to impress. The large, well-maintained garden wraps around the house, offering a slabbed area ideal for outdoor entertaining and a neatly kept lawn. As an end-of-terrace property, it benefits from additional privacy, with a secure area for bins. Two sheds offer convenient storage solutions, with one equipped with electricity, making it highly versatile. The south-facing orientation ensures ample sunlight, and the garden provides access to allocated parking at the rear of the property, along with plenty of on-street parking.

Located within the highly sought-after catchment area for Simpson's Primary School and situated in a desirable neighbourhood, early viewing is highly recommended to appreciate all that this charming home has to offer fully.

THE LOCATION

Wester Inch Village in Bathgate is a thriving, modern community known for its welcoming atmosphere, green spaces, and superb location within West Lothian. Built on the site of a historic colliery, Wester Inch offers a blend of heritage charm and contemporary living. The development is designed to foster a strong community spirit, with beautifully landscaped parks, scenic ponds, and extensive walking trails that give the village a peaceful, natural feel, perfect for families, dog walkers, and anyone who loves spending time outdoors.

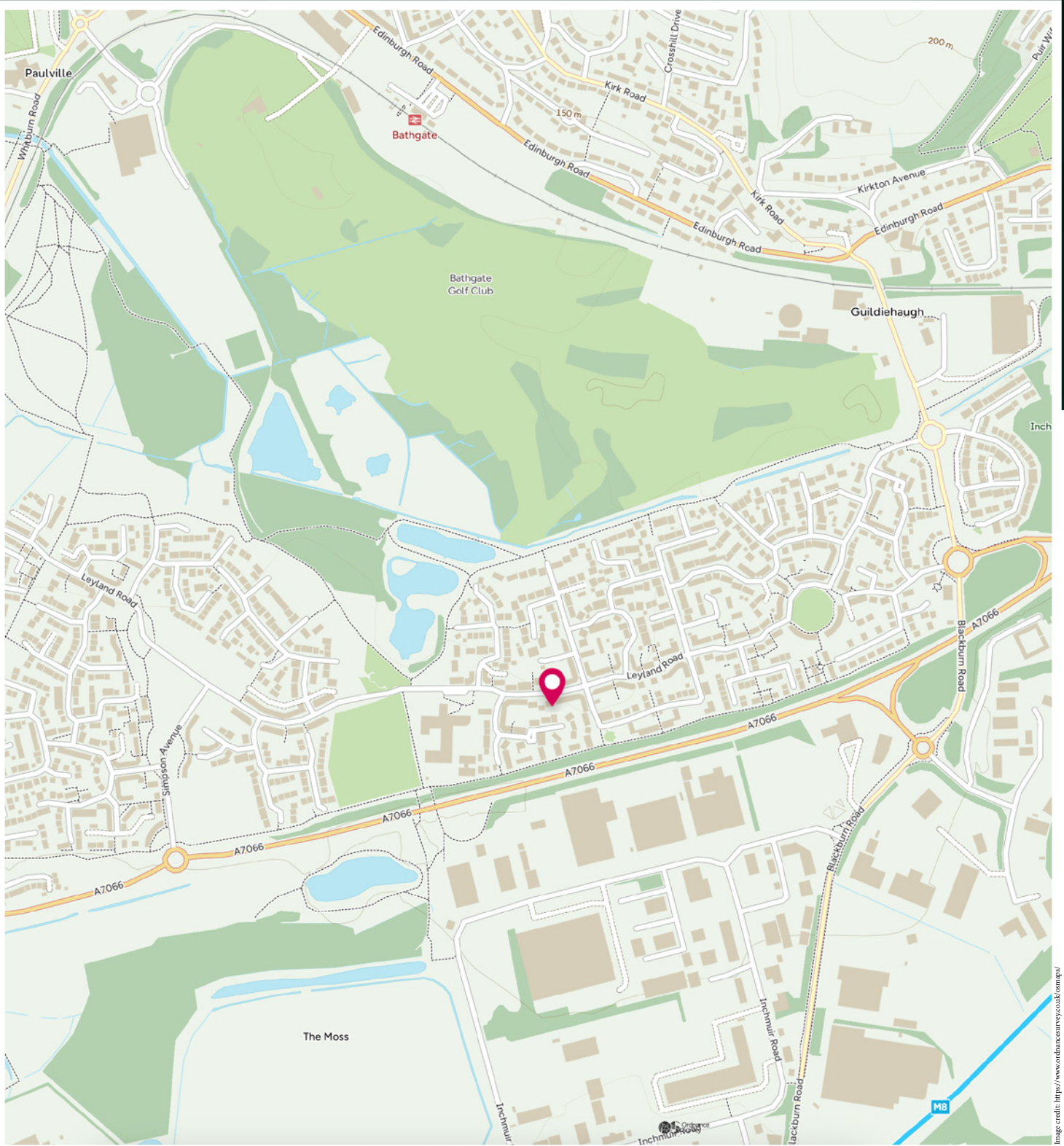


The village features an array of high-quality homes, from stylish apartments to spacious family houses, all arranged within a thoughtfully planned neighbourhood. Families are particularly drawn to the area for its excellent local amenities, including Simpson Primary School, a well-regarded school conveniently located within the village. There's also a handy local convenience store for everyday needs, and Bathgate's lively town centre, just minutes away, offers a fantastic selection of shops, cafes, restaurants, and leisure facilities.



Wester Inch is ideal for commuters, with easy access to the M8 motorway, providing quick routes to both Edinburgh and Glasgow. For those preferring public transport, Bathgate's train station is nearby, offering regular services to both cities and making it an excellent choice for professionals who work in the city but prefer a suburban lifestyle. Additionally, Bathgate's bus services offer extensive local and regional connections, enhancing accessibility.

With a wonderful blend of modern amenities, scenic green spaces, and excellent transport links, Wester Inch Village offers an appealing lifestyle for a range of residents, from families seeking a friendly community and quality schooling to young professionals looking for a peaceful yet accessible location. Whether enjoying a walk along the village trails, relaxing by the pond, or making the short trip to Bathgate's town centre, residents enjoy the perfect balance of suburban charm and city convenience.



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