

# 410 Leyland Road

BATHGATE, WEST LOTHIAN, EH48 2UQ



*SUPERB 2 DOUBLE BEDROOM GROUND-FLOOR  
FLAT WITH BRIGHT AND SPACIOUS INTERIORS,  
TOGETHER WITH GREAT STORAGE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present 410 Leyland Road to the market. This well-proportioned two-bedroom flat offers comfortable, well-balanced accommodation with excellent everyday practicality. Positioned on the ground level, the property is ideally suited to a wide range of buyers, including first-time purchasers, downsizers and buy-to-let investors.

You are welcomed into the flat through a central entrance hallway, which provides access to all rooms and immediately gives a sense of the generous layout on offer. The décor throughout is neutral and easy to personalise, creating a light and welcoming backdrop that flows naturally from space to space.

To the front of the property, the main living room is a bright and comfortable space, well-proportioned and ideal for both relaxing and entertaining. There is ample room for a full range of lounge furniture, with the layout lending itself easily to everyday living. Natural light enhances the sense of space, making this a room that feels calm and inviting.









The kitchen sits separately and is well laid out, offering good storage and worktop space for day-to-day use. It provides a practical and functional environment for cooking, with space to work comfortably without encroaching on the living areas.



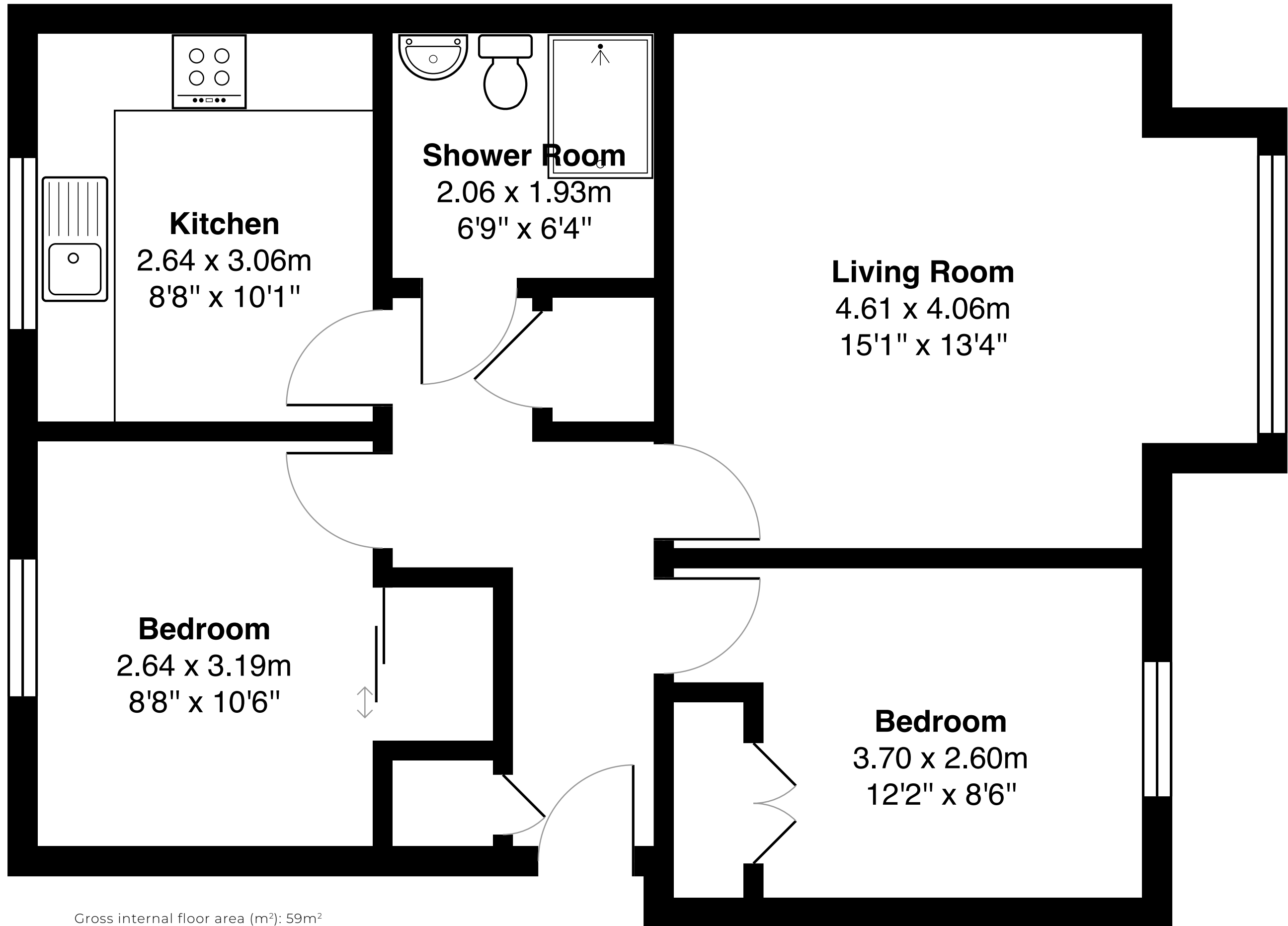


The accommodation includes two well-sized double bedrooms, both offering generous floor space and flexibility for furniture layout. The principal bedroom sits quietly within the flat and provides a relaxing retreat, while the second bedroom works equally well as a guest room, home office or dressing room, depending on requirements. Both rooms are finished in neutral tones and benefit from a comfortable, private feel.

The newly renovated bathroom is centrally located and fitted with a three-piece suite, including shower, WC and wash hand basin. The layout is practical and well-maintained, completing the accommodation.







Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
EPC Rating: C





Externally, the property benefits from its ground-floor position, with easy access in and out of the building. The surrounding area offers a settled residential environment, with local amenities, transport links and green space all close by, adding to the overall appeal.

This is a well-laid-out and accessible home offering strong value, flexibility and convenience in a popular location. Early viewing is recommended to appreciate the space and potential on offer.





Wester Inch is a sought-after residential area on western Bathgate, known for its modern housing, green spaces, and strong community. It appeals to families, professionals, and downsizers.

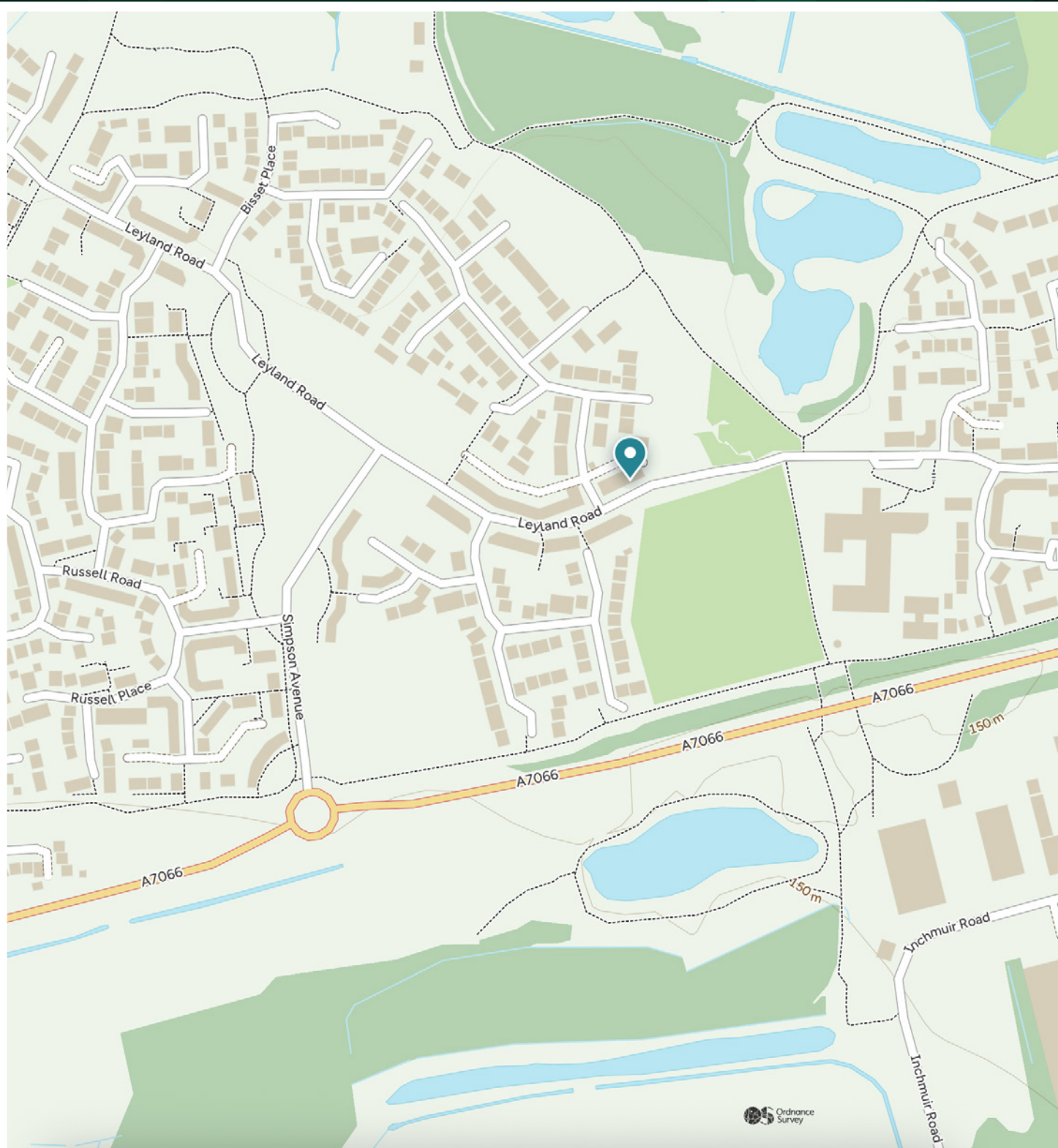
Nearby Bathgate town centre provides comprehensive amenities: shops, cafés, restaurants, leisure, and healthcare services. Reputable primary and secondary schools, nurseries, and early years facilities are within easy reach.

Commuting is convenient, with Bathgate train station offering direct services to Edinburgh and Glasgow. The M8 motorway is easily accessible, and local bus routes connect to surrounding areas.

Outdoor spaces are abundant, with landscaped green areas, walking routes, and cycle paths throughout. Nearby parks and countryside provide further recreation.

Overall, Wester Inch offers a balanced lifestyle of modern living, convenience, and connectivity.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**EMMA LYNCH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.