Brown&Co
PROPERTIES LTD

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9 Meikle Inch Lane

Bathgate, EH48 2UF

Offers over £122,000

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Enjoying a convenient location on Meikle Inch Lane in Bathgate, this tastefully styled 1 bedroom first floor flat offers an appealing blend of contemporary interiors, comfortable accommodation and practical convenience. Presented in turnkey condition throughout, the property is ideally suited to first-time buyers, downsizers or those seeking an excellent buy-to-let investment with strong demand within the vicinity. Meikle Inch Lane is conveniently positioned in Wester Inch Village for the excellent range of local amenities in the area, including shops, supermarkets, cafes and leisure facilities. Bathgate train station provides regular rail connections to Edinburgh and Glasgow, while the nearby motorway network offers excellent commuting links.







Description

The accommodation comprises a welcoming main entrance hallway, a bright and inviting living room providing an ideal space for relaxing or entertaining and a well-appointed kitchen offering a range of fitted units and workspace, alongside a handy selection of appliances. The generously proportioned double bedroom ensures a comfortable nights sleep with the addition of fitted wardrobes for practical everyday storage. The bathroom completes the accommodation and boasts a modern 3 piece suite, with mixer shower mounted above the bathtub. Gas central heating and double glazing throughout offer further practical comfort. Externally, there is an allocated parking space within the residents car park, with selection of visitor spaces also available, whilst the building and its common grounds are maintained by factor.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 18'4" x 12'9" (5.59m x 3.90m)

Kitchen 13'1" x 8'1" (4.01m x 2.48m)

Bedroom 13'10" x 9'11" (4.24m x 3.04m)

Bathroom 9'9" x 7'9" (2.98m x 2.38m)

Extras

All blinds, light fittings, floor coverings, radiator cover and white goods included in the sale.

Key Info

Home Report Valuation: £125,000
Total Floor Area: 56m2 (605 ft2)
What3words: ///teardrop.paddle.grove
Parking: Allocated & Visitor
Heating System: Gas
Factor Fee: £115pm Ross & Liddell (includes insurance); £10 pm Scottish Woodlands
Council Tax: C - £2026.59 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

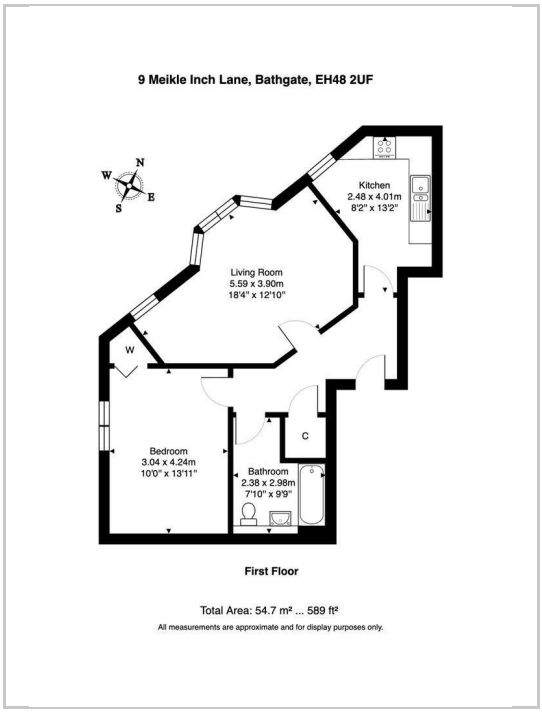
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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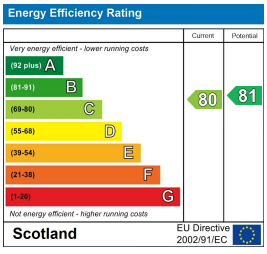
Area Map

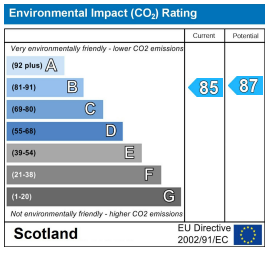


Floor Plans



Energy Efficiency Graph





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