Brown&Co
PROPERTIES LTD

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85 Leyland Road

Bathgate, EH48 2SG

Offers over £220,000

3 2 1 B

Set within the ever popular Wester Inch Village in Bathgate and offering turn-key accommodation for first time buyers or home movers, this tastefully presented 3 bedroom end of terrace property is well suited for a young family. Located directly on Leyland Road on the main route through the development, the property forms part of a latest phase by Taylor Wimpey Homes and is conveniently situated for commuters looking to benefit from excellent nearby transport links. Bathgate features a train station that offers a regular service to Edinburgh and Glasgow, whilst a junction to the M8 offers swift access to the various towns and cities of the central belt. Simpson Primary School can be found in short walking distance from the property doorstep, whilst those with a family will enjoy good walking and cycling routes throughout the area and a playpark to keep children amused.

Description

The property itself is offered to the market in turnkey condition throughout, allowing the incoming new owner the ability to move and settle with ease. A spacious main living room offers ample space for everyday relaxing, entertaining or family meals, with French doors leading out to the garden to create a seamless indoor-outdoor lifestyle. The stylish fitted kitchen is equipped with a range of sleek cabinets and integrated appliances, ensuring the new owner doesn't have to source any of the major kitchen amenities. A ground floor WC provides practicality and everyday convenience whilst double glazing and gas central heating throughout offer further everyday comfort. Upstairs, there are 3 bedrooms that are well suited to the needs of a young family or for home working arrangements. An elegantly presented double room to the front is equipped with fitted wardrobes, whilst the further 2 rooms to the rear would be perfect for children's bedrooms or a home study. The family bathroom features a 3 piece suite with overhead mixer shower, with fully tiled walls and inset mirror. Externally, the enclosed south facing rear garden is a secluded sun-trap that gets the sun all day, with patio lawn and an access lane leading out to the parking area where an allocated parking space forms part of the title.

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 / Dining Room 15'2" x 12'9" (4.64m x 3.89m)

Kitchen 7'10" x 8'7" (2.39m x 2.64m)

Bedroom 1 15'2" x 11'6" (4.64m x 3.53m)

Bedroom 2 11'3" x 8'5" (3.45m x 2.58m)

Bedroom 3 10'6" x 6'3" (3.22m x 1.92m)

Bathroom 6'0" x 5'5" (1.84m x 1.66m)

Extras

All blinds, light fittings, integrated appliances, washing machine and garden shed included in the sale.

Key Info

Home Report Valuation: £225,000
Total Floor Area: 78m2 (840 ft2)
What3words: ///flips.barbarian.insurers
Parking: Allocated
Factor Fee: £35-40 per quarter (approx) Speirs Gumley; £117 per year Scottish Woodlands
Heating System: Gas
Council Tax: D - £2279.91 per year
EPC: B

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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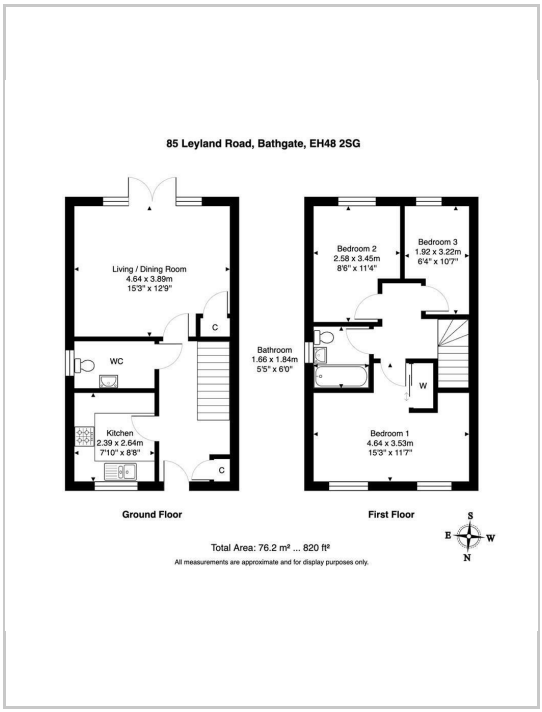
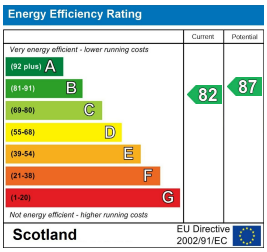
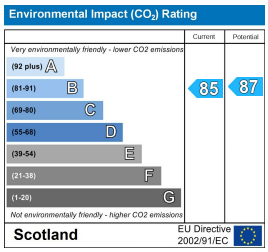
Area Map

Floor Plans



Energy Efficiency Graph