

254 LEYLAND ROAD, BATHGATE, WEST LOTHIAN EH48 2TS



Sneddon Morrison Estate Agents are delighted to bring this fantastic, 2-bedroom top floor apartment to the open market. Situated within the popular but quiet area of Wester Inch in Bathgate, the property is in excellent decorative order throughout and offers comfortable living. Comprising:

- Lounge/Dining area, Kitchen, Two bedrooms (master en-suite), Bathroom, Secure Entry System, Allocated Residents Parking



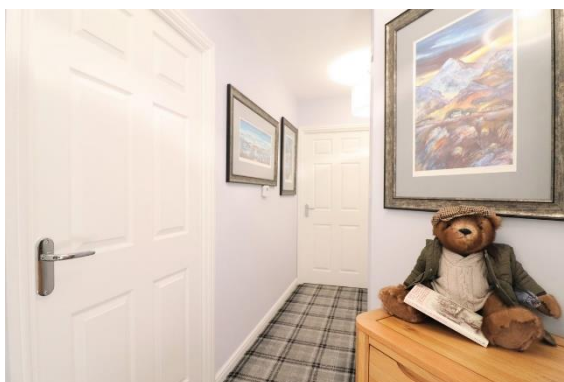
This two-bedroom top floor apartment lies in a quiet location within the growing Wester Inch area of Bathgate and must be viewed to appreciate what is on offer.

Entry to the property is gained via a timber-glazed door with a secure entry system, which leads into the carpeted communal stairwell. The entrance to the flat is via a composite door.

The hallway is of neutral décor and provides access to the lounge, two bedrooms and bathroom. The spacious lounge has two windows overlooking the surrounding areas, making it a bright and airy room. From here, access is gained into the kitchen.

Set to the rear of the property, the modern kitchen has ample base and wall-units with coordinated worktops, a stainless steel/glass sink with drainer and a full range of integrated/freestanding appliances, all of which are included in the sale. The room further benefits from laminate flooring and a storage cupboard.

Both bedrooms are of neutral décor with carpet to the floor and triple wall built-in wardrobes, which provide adequate hanging and shelving space. The loft hatch can be found within bedroom two.



The bathroom is fully lined with laminate faced Wet-Wall panels and consists of a WC, wash hand basin set over a vanity unit and a bath with a dual showerhead over. The en-suite consists of a WC, wash hand basin over a vanity unit and a corner cubicle with dual showerhead. Both rooms have waterproof click flooring, a heated towel radiator and spotlights to the ceiling.

The property also benefits from well-maintained communal gardens areas.

EXTRAS – Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

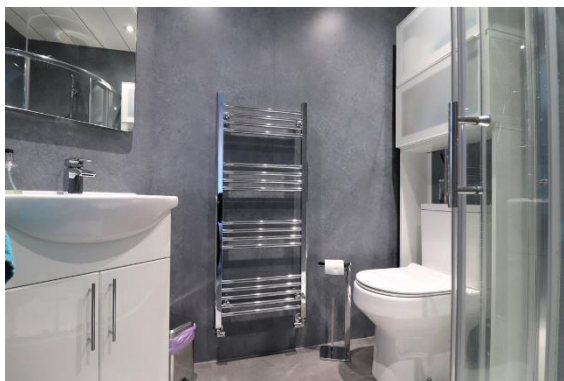
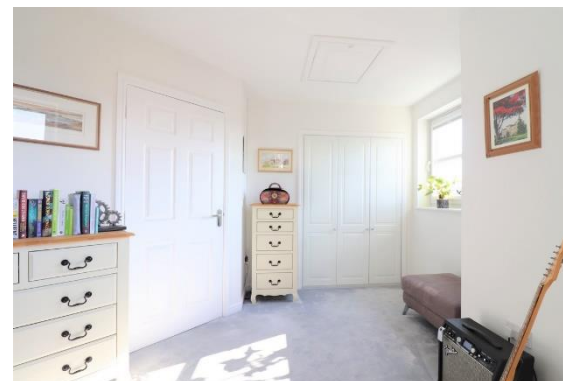
VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

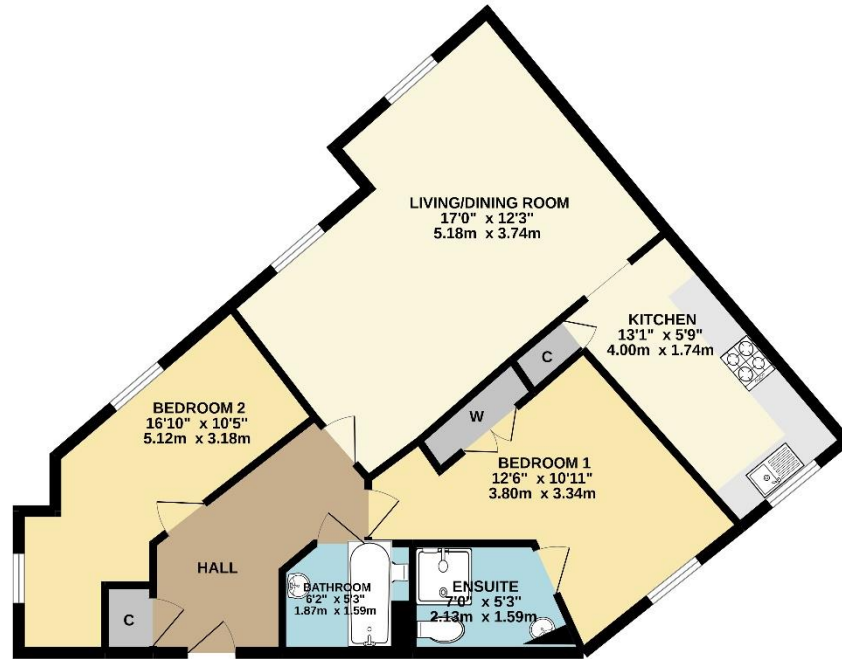
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

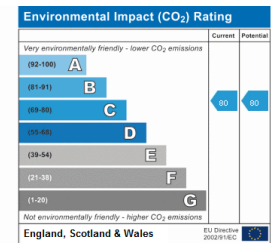
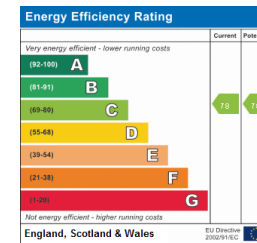


GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given. Made with Metropac 2012



Address:
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Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106