

Turpie
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350



350 Leyland Road, Bathgate, EH48 2UA

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Leyland Road, Bathgate



Boasting a generous footprint spanning three floors and a quality specification, this four-bedroom mid-terraced house in Bathgate's popular Wester Inch development blends modern comfort and convenience.

Perfectly positioned it is less than a two-minute walk from Simpson Primary School and just a short drive from the centre of Bathgate and excellent commuter transport links. Fantastic recreational opportunities await with Wester Inch Woodland Walk on the doorstep, and Beecraigs and Polkemmet Country Park, Bathgate Golf Club, and Xcite Bathgate all within easy reach.

Ready to move into, and with a neat south-facing front garden, residents' parking, and an enclosed rear garden it will make an ideal home for a growing family.

What's special about this house

- Desirable home finished to a high standard and providing spacious accommodation for a growing family.
- South-east-facing living room with handsome wooden flooring. The seamless flow into the adjoining dining kitchen creates an ideal space for socialising.
- Dining kitchen overlooking the rear garden and boasting an adjacent WC and utility with garden access. L-shaped in design it features quality wall and floor units, and an integrated gas hob, oven, and extractor hood.
- South-facing principal double bedroom. With plush carpeting and a tasteful interior design, it benefits from a well-appointed en-suite shower room.
- Family shower room with a hidden cistern WC, countertop washbasin, and a walk-in shower.
- Neat front garden with a small lawn. Enclosed rear garden comprising of a raised decking area and pathway, along with two useful garden sheds. A gate offers access to the residents' parking area.



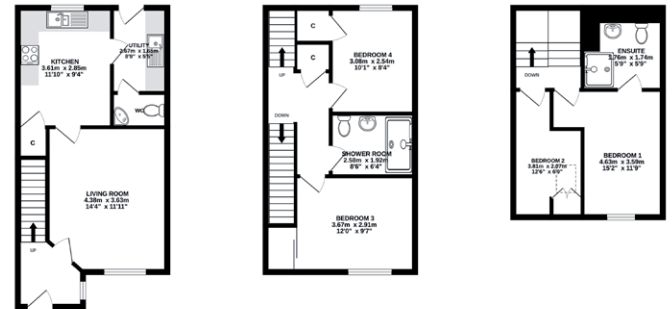
Location and Amenities

- A popular residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (27 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh Airport is just 13 miles away
- Scenic green spaces on the doorstep including Ballencrieff and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)



“This spacious four-bedroom house in Bathgate’s Wester Inch development offers families an ideal haven amidst recreational amenities and excellent transport links.”

Home Report valuation	£205,000
Internal floor area	85m ²
School catchment	Simpson and St Mary’s Primary Schools, Bathgate Academy Secondary School
Council tax band	Band E
EPC band	Band C
Train station	Bathgate 1.4 miles Armadale 2.6 miles



TOTAL FLOOR AREA: 103.1 sq.m. (1110 sq.ft.) approx.
Made with Neopage 02024



Dimensions:

Ground Floor –

Living Room	3.63 x 4.38m
Kitchen	2.85 x 3.61m

First Floor –

Bedroom 3	2.91 x 3.67m
Bedroom 4	2.54 x 3.08m
Shower Room	1.92 x 2.58m

Second Floor –

Bedroom 1	3.59 x 4.63m
Ensuite	1.74 x 1.76m
Bedroom 2	2.07 x 3.81m

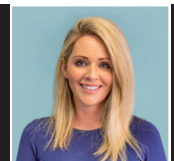
Extras

All flooring covering, light fittings, blinds, curtains, and garden hut are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Natasha Fontaine
Property Manager