



RE/MAX PROPERTY



484 Leyland Road, Bathgate, West Lothian, EH48 2UQ

- **Beautiful Charles Church Apartment**
 - **Gorgeous Interiors**
 - **2 Double Bedrooms**
 - **2 Modern Bathrooms**
 - **Lovely Reception Spaces**
 - **Designer Kitchen**
 - **Attractive Modern Kitchen**
- **Allocated Parking & Pretty Communal Grounds**

****EFFORTLESSLY FABULOUS 2 BEDROOM APARTMENT!!****

Niall McCabe & RE/MAX Property are delighted to offer to the market this effortlessly fabulous, 2 bedroom Charles Church first floor apartment which has been fully modernized to an exacting standard and is an absolute credit to the current owner. Boasting crisp, clean lines, spacious room sizes and allocated parking this property is a hard act to follow and will appeal to a whole host of buyers. Accommodation comprises; spacious entrance hallway, fabulous lounge/diner, kitchen with integrated appliances, large family bathroom, bedroom 1 complete with en-suite shower room, bedroom 2 - a further double.

SO DON'T DELAY BOOK YOUR VIEWING TODAY!!

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, swimming pool, leisure centre, bowling green, golf course and country parks. The area further benefits from being within a close proximity to M8 and Bathgate train station which has a timely and frequent service direct to Edinburgh and Glasgow making this an ideal location for commuting.

The home report can be downloaded from our website.

Council Tax Band C
Freehold Property
Factor Fee - £200 deposit, £60 Per Month – Hacking & Patterson



Entrance Hallway

14' 11" x 7' 2" (4.54m x 2.18m)

Boasting feature high ceilings and impeccable decor, the lounge/diner certainly impresses. It has been fully redecorated in a contemporary palette and offers views over the front aspect. There is also ample floorspace for various furniture formations.

Lounge/Diner

15' 6" x 13' 6" (4.73m x 4.12m)

Boasting feature high ceilings and impeccable decor, the lounge/diner certainly impresses. It has been fully redecorated in a contemporary palette and offers views over the front aspect. There is also ample floorspace for various furniture formations.

Kitchen

10' 2" x 8' 11" (3.09m x 2.73m)

The kitchen offers ample base & wall mounted high gloss grey cabinetry, which is complimented perfectly with contrasting worktop and splashback tile design. There is also a host of integrated appliances and space for dining furniture.

Bedroom 1

12' 3" x 11' 11" (3.74m x 3.62m)

The master bedroom is of fabulous proportions and offers an impressive ceiling height, which give a great sense of space, fresh laminate flooring and crisp decor. There is also fitted storage and a stunning en-suite shower room.

En-Suite

8' 0" x 4' 5" (2.43m x 1.35m)

Chic 3-piece suite comprising of a large double shower enclosure, W.C and wash hand basin - which are conveniently build into pedestal storage. The room has been finished with a modern tile design.

Bedroom 2

10' 8" x 8' 11" (3.26m x 2.73m)

A second double bedroom, currently utilized as a home office/dressing room- but could be used as a stunning double bedroom. It has been freshly decorated and offers a large rear window which floods the room with natural lighting.

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

Gorgeous family bathroom with a large bathtub, wash hand basin & W.C. It offers a clever storage shelving system and has been decorated in cool, contemporary tones.



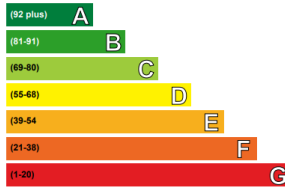


FLOOR PLAN

GRADE COVERED AREA
 FROM 1000 TO 1500
 TOTAL 1000.00 SQ FT



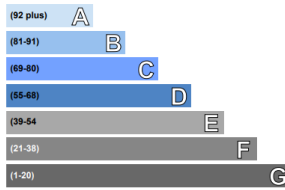
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	83

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
87	87

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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