



122 Leyland Road, Bathgate

Offers Over £200,000



122 Leyland Road

Bathgate

Welcome to this charming three-story townhouse situated in the sought-after Wester Inch development. This beautifully maintained family home offers a spacious and versatile layout, providing ample living space for the modern family. The property also boasts an allocated parking space along with ample visitor parking, ensuring convenience for both residents and guests.

As you enter the ground floor, you are welcomed by a generously sized lounge, perfect for the family. The bright and airy dining room is open plan with the well-appointed kitchen, providing an ideal space for meals with family and friends. Additionally, there is a convenient ground floor toilet, ideal for guests.

The first floor hosts two well-sized bedrooms. The spacious double bedroom offers ample room for storage, while the second bedroom is perfect for children or as a home office. A contemporary family bathroom with a shower over bathtub serves the first-floor.

The principle bedroom occupies the entire top floor, providing a private retreat. This expansive space includes an ensuite shower room with a shower, sink, and toilet.



The rear garden is well-maintained and features a combination of decking, stone chips, and lawn, offering a perfect outdoor space for relaxation and entertainment. The garden is designed for easy maintenance, allowing you to enjoy the outdoor space ease of maintenance.

This delightful property has been looked after by its current owners, and is well presented for its new owners. Located in the popular Wester Inch development, it provides a perfect blend of comfort, convenience, and community, making it an ideal home for families. Don't miss the opportunity to make this lovely house your new home! Contact us today to arrange a viewing.

Council Tax band: E

Tenure: Freehold

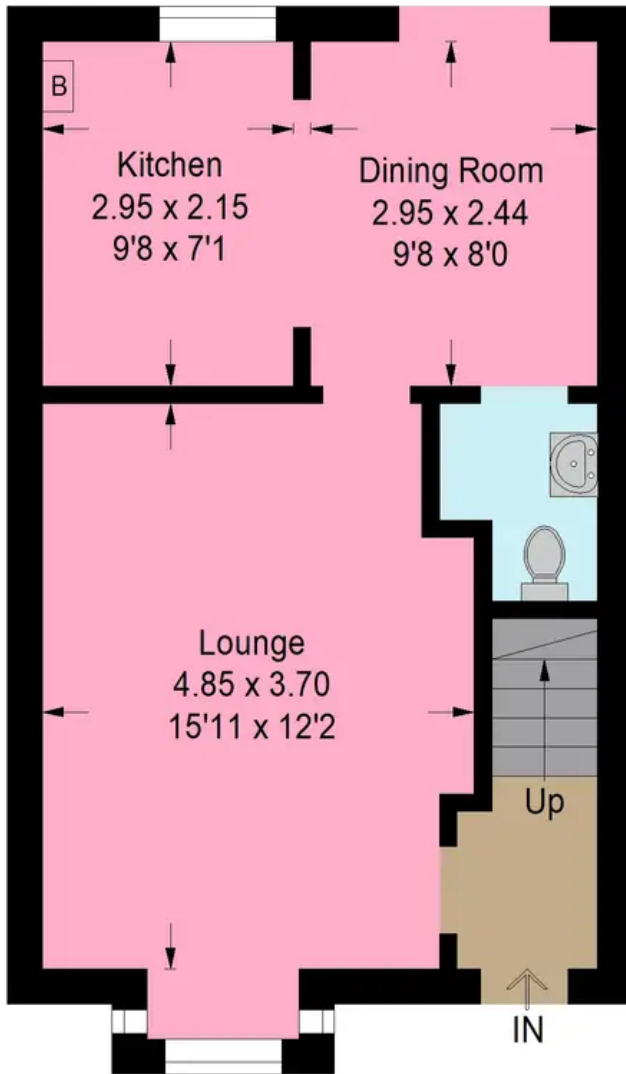
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

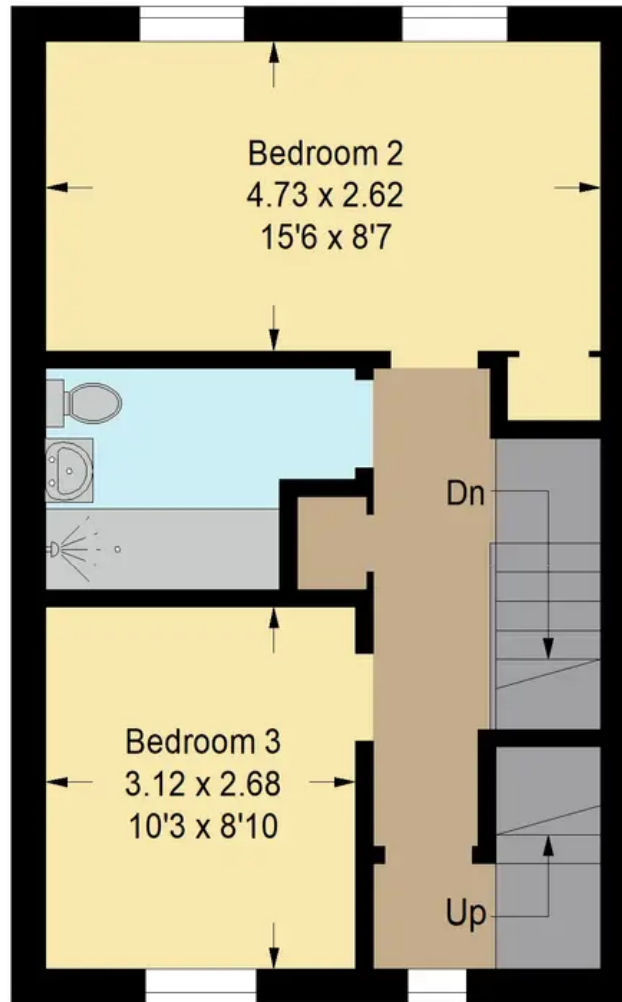




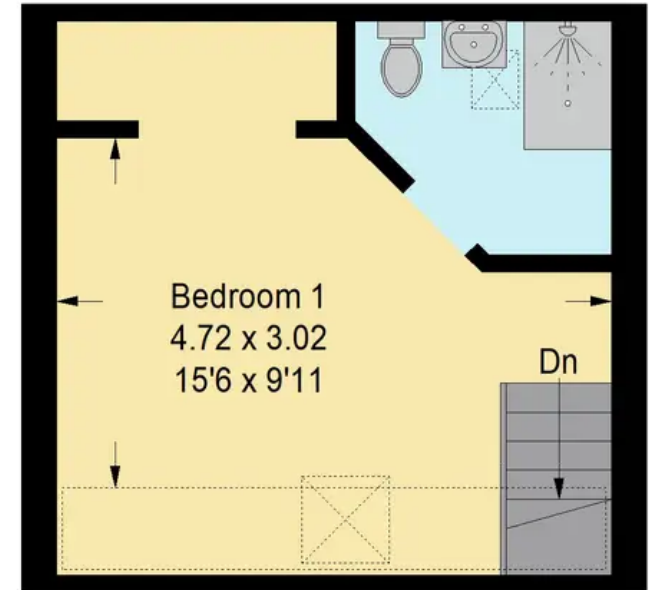
Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID1093253 / Ref:88363)



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