





Stunning 2 Bedroom Ground Floor Apartment!

Niall McCabe & RE/MAX Property are overjoyed to introduce to the market this magnificent & well-appointed 2-bedroom, 1-bathroom ground floor apartment. The property boasts stunning interiors, spacious room sizes & is presented to the market in true 'Turn-Key' condition. Enjoying gorgeous finishes, sumptuous carpeting and a thoughtful layout you certainly feel like you've been welcomed home.

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.

Council Tax Band C

Freehold Tenure

Factor Fee – £111 per month

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Entrance Hallway

Decorated in cool, calming tones, the entrance hallway perfectly sets the tone for the interiors to follow. There is beautiful flooring and modern doors, leading to all accommodation.

Lounge

13' 3" x 11' 6" (4.05m x 3.51m)

Characterised by a wonderful feature window, the Lounge/Diner is the ideal spot to unwind & entertain after a long day. The stylish decor & plush carpeting continues through into here and offers ample space for various furniture formations.

Kitchen

10' 0" x 8' 9" (3.04m x 2.66m)

This modern kitchen is a chef's dream! There are ample base & wall mounted units complete with integrated appliances, contrasting worktop & splashback design, the room also enjoys space for dining furniture and a rear facing window.

Bedroom 1

11' 6" x 8' 6" (3.51m x 2.59m)

The master bedroom is light, bright & airy. It has been finished in a contemporary palette, with contrasting flooring and boasts a front facing window.

Bedroom 2

10' 6" x 9' 0" (3.21m x 2.74m)

A further double bedroom located to the rear of the property with ample fitted storage, lovely laminate flooring & a fresh finish.

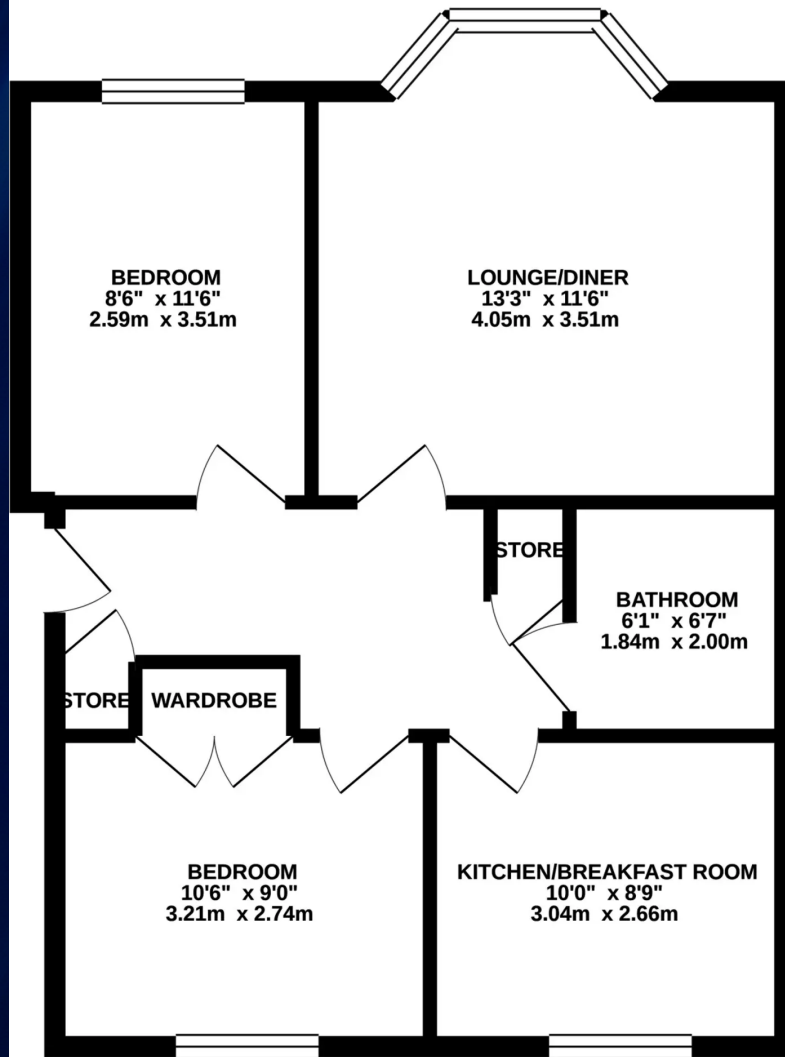
Family Bathroom

6' 7" x 6' 0" (2.00m x 1.84m)

The 3-piece family bathroom has been beautifully finished and offers a striking tile design, bathtub with overhead shower, W.C and wash hand basin.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

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