





Lovely 3 Bedroom Townhouse!

Niall McCabe and RE/MAX Property are thrilled to present this exquisite three-bedroom townhouse, perfectly situated in the sought-after Wester Inch Village, Bathgate. This beautiful home boasts elegant interiors, modern styling, and a versatile layout, all nestled within a charming, family-friendly community. Ideally located near essential amenities and excellent transport links, this property offers a superb opportunity for family living at its finest.

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.

Freehold

Council tax band D

Factor Fees – Variable amount set by factor

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Enjoying a sleek finish with stunning panelled feature wall and sleek bracketing for a TV mount, this room is charming and functional – it has been finished to the highest of standards and boasts carpeting and access to the kitchen.

Kitchen

12' 6" x 9' 8" (3.82m x 2.95m)

An exceptionally well-equipped kitchen with a vast amount of base & wall mounted cabinetry, a selection of integrated appliances and space for freestanding. There is lovely flooring and a window which pleasantly overlooks the rear garden.

Utility Room

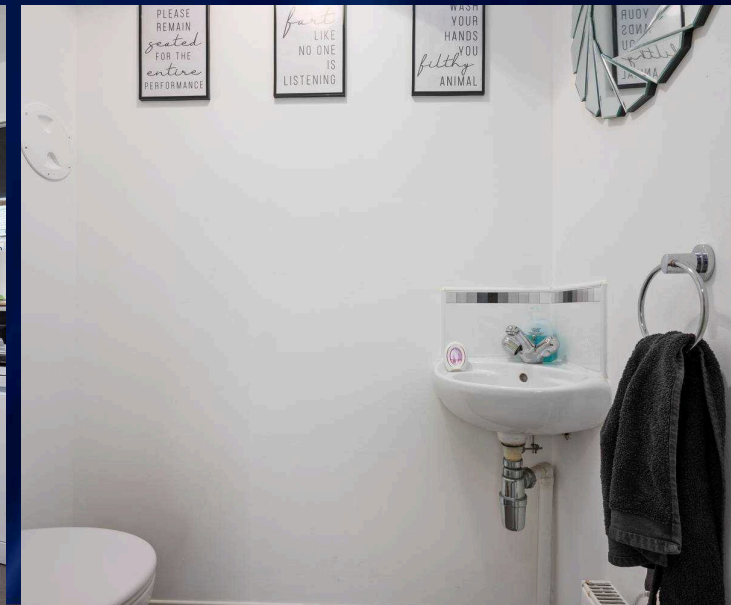
8' 11" x 5' 8" (2.72m x 1.73m)

Handy utility space offering additional washing and preparation space – from here you gain access to the lovely 2-piece W.C and also the rear garden.

Bedroom 1

16' 3" x 15' 9" (4.96m x 4.79m)

Located on the top floor of the property, the principal bedroom is of generous proportions, and enjoys fitted storage, plush carpeting and a lovely dormer which overlooks the front aspect.



En-Suite

8' 7" x 5' 7" (2.62m x 1.70m)

Stunning shower room which comprises of a double enclosure, wash hand basin & W.C – the room enjoys a fresh finish and an extractor fan.

Bedroom 2

15' 7" x 9' 9" (4.76m x 2.97m)

A fabulous double bedroom which faces onto the front and surrounding development, a great space with a flexible floorspace and central lighting.

Bedroom 3

10' 0" x 8' 8" (3.05m x 2.63m)

Currently utilized as a dressing room/home office, this is an ideal double bedroom which has been finished in cool, creamy tones and overlooks the rear garden.

Family Bathroom

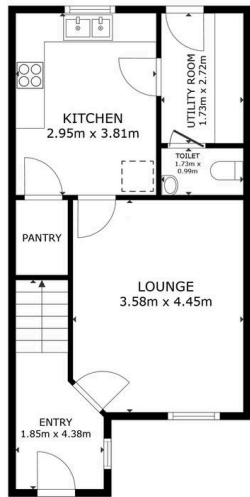
8' 8" x 6' 4" (2.63m x 1.92m)

Stunning, crisp 3-piece suite comprising of a large bathtub, wash hand basin & W.C. There is modern flooring and partially tiled walls for that luxurious feel.

Exterior

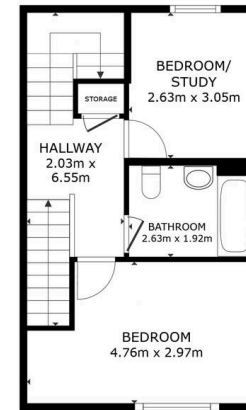
Externally, the property benefits from having a superb and cleverly designed garden. There is a custom bar area which is ideal for entertaining loved ones, a mature lawn with feature bordering, raised patio and decked terraces. The home also enjoys dual parking spaces to the rear, and room for visitors.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 42.9 m² FLOOR 2 38.8 m² FLOOR 3 35.4 m²
 TOTAL : 117.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 42.9 m² FLOOR 2 38.8 m² FLOOR 3 35.4 m²
 TOTAL : 117.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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