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**521 Leyland Road, Bathgate**

Offers Over **£210,000**



## 521 Leyland Road

### Bathgate

Welcome to 521 Leyland Road. This beautifully presented three-bedroom mid-terrace home, built by Persimmon Homes, is situated in the highly desirable area of Wester Inch, Bathgate. From its stylish interior to its convenient location, this property is sure to impress.

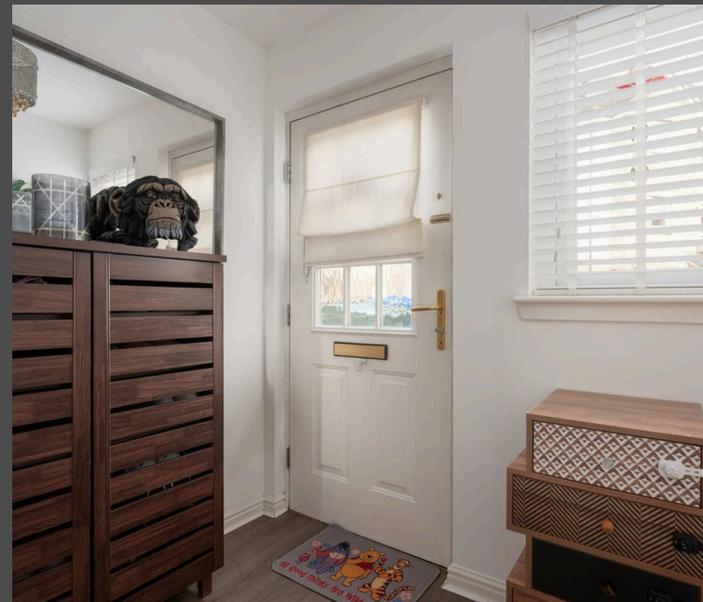
As you enter, the welcoming hallway offers a practical space that doubles as a cloakroom and shoe area. This leads into the spacious living room at the front of the property, perfect for relaxing or entertaining. From here, a door takes you into the recently upgraded, modern kitchen. The sleek black cupboards contrast beautifully with the white marble floor tiles, creating a contemporary feel. The kitchen features an integrated hob, plenty storage, and an overhead extractor, making it both functional and stylish.



Off the kitchen, you'll find a handy utility room and a W/C. The utility room provides access to the generous south-west facing garden, which has been recently landscaped to include a decking area, ideal for outdoor dining or soaking up the sun. The large windows throughout the home ensure every space is bright and inviting.

Upstairs, there are three double bedrooms. The first bedroom easily accommodates a double bed, with plenty of floor space for freestanding furniture. The second bedroom hosts a king-size bed and also offers room for additional furniture. The third bedroom includes a built-in storage cupboard, providing excellent organisational space. The family bathroom has been recently upgraded and features a large double shower with a sleek, modern finish.

This stylish home is in excellent condition and is located within the catchment area of three highly regarded primary schools and a local high school. It is also close to a variety of shops, restaurants, and Bathgate train station, offering excellent transport links to both Edinburgh and Glasgow.





Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

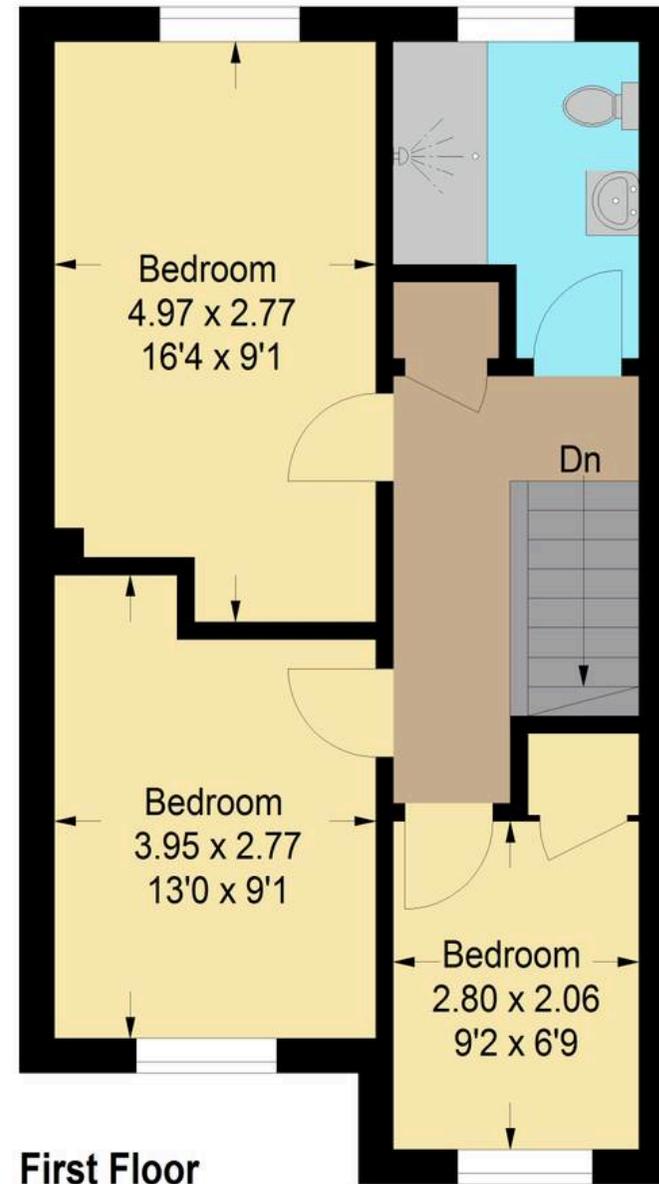
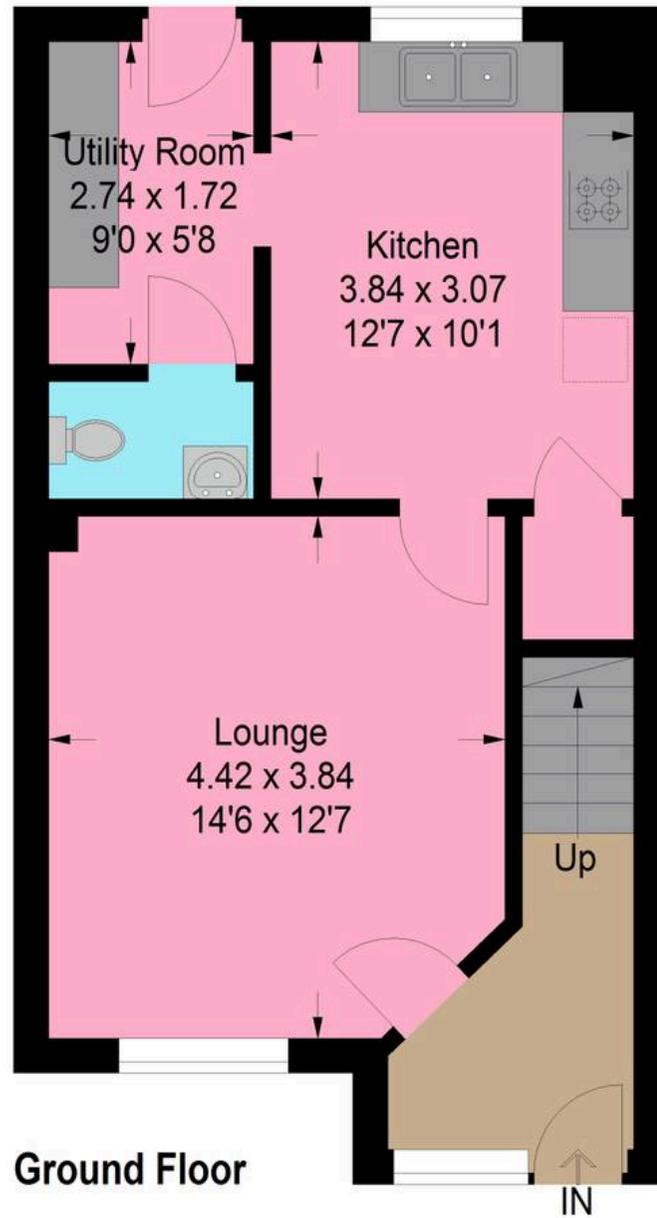


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