





Impressive 2 Bedroom Ground Floor Apartment!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this breath-taking 2-bedroom, 2-bathroom, ground floor apartment with lovely décor, located at the edge of Owen Stone Street, Bathgate. The property enjoys a bespoke finish with welcome neutral pops, a desired layout & ample residents parking. The ideal first step on the property ladder in a popular pocket of Bathgate.

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 – Ross and Liddell Head Office 60 St Enoch Square Glasgow G1 4AW 0141 221 9266 Monthly factor fees are £75.

The home report can be downloaded from our website.

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.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge

14' 9" x 12' 5" (4.49m x 3.79m)

An impressive front facing lounge with a stunning feature bay window – which creates a fantastic focal point for the room! It enjoys fresh décor, luxurious laminate flooring and ample space for various furniture formations.

Kitchen

11' 0" x 9' 0" (3.36m x 2.75m)

Peacefully overlooking the rear, the kitchen is a chef's dream! And comes equipped with a range of base & wall mounted 'Shaker style' cabinetry, lovely splashback tile design & a host of integral appliances. There is also space for a dining set – creating a truly versatile spot.

Bedroom 1

10' 2" x 8' 7" (3.11m x 2.62m)

Lovely main bedroom which benefits from tasteful cream décor, and lovely contrasting floor design. There is ample space for various furniture formations and a large window.

Bedroom 2

9' 7" x 9' 6" (2.92m x 2.90m)

A second double bedroom that's also been completed in lovely fresh hues, with a stylish yet striking laminate floor – a wonderful spot for a home office/dressing room or additional sleeping space.

Family Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Completing the internal accommodation is a beautiful 3-piece family bathroom which benefits from gorgeous neutral mosaic tiles, attractive flooring and a handy vanity unit. There is also a luxurious bathtub and extractor fan.

Exterior

Externally, the apartment is accompanied by allocated residents parking & ample guest spaces, alongside luscious green areas and mature shrubbery & flowers – creating a wonderful first impression.

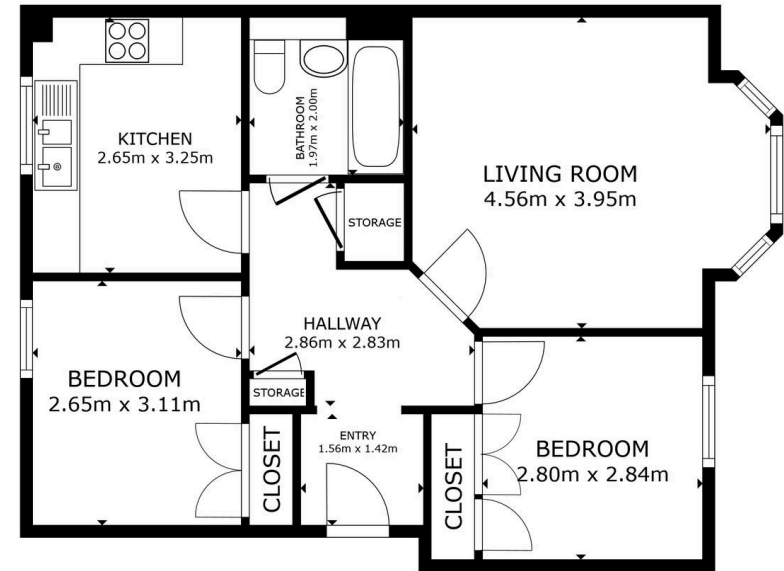


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 58.3 m²
 TOTAL: 58.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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