



370 Leyland Road, Bathgate

Offers Over £210,000



370 Leyland Road

Bathgate

Introducing 370 on Leyland Road, located within the highly sought-after Wester Inch development in Bathgate, this beautifully presented four-bedroom townhouse offers a superb balance of contemporary living, generous space, and flexible accommodation across three thoughtfully designed floors. Ideal for growing families, professional couples, or those looking for a home with versatile living spaces, this stunning property is a must-see.

Stepping through the front door, you are immediately greeted by a bright and welcoming hallway, where stylish wooden-effect flooring adds warmth and elegance that sets the tone for the rest of the home. To the right, the fourth bedroom, currently utilised as a home office/treatment room, offers a tranquil and private space perfect for working from home. This versatile room can also serve as a snug, playroom, or guest bedroom making it a valuable feature for a variety of lifestyle needs.

As you move further down the hall, you will find the kitchen thoughtfully positioned at the rear of the property. Designed with both style and practicality in mind, the kitchen boasts ample storage and generous worktop space. A dedicated dining area provides the perfect setting for family meals or entertaining guests, ensuring a sociable and welcoming atmosphere.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Beyond the kitchen, a spacious utility room enhances the home's functionality, providing extra storage solutions and housing laundry facilities for added convenience. From here, direct access leads to the beautifully maintained rear garden—a peaceful and private outdoor space ideal for relaxing or entertaining. With a charming decking area thoughtfully positioned to capture the best of the sunlight, it is perfect for summer barbecues, al fresco dining, or simply unwinding with a book in hand.

Ascending to the first floor, you are met with a generously proportioned and stylish lounge, a true haven for relaxation. This impressive space is bathed in natural light, with ample room for comfortable furnishings, making it the perfect place to unwind after a long day. Whether enjoying cosy nights in with family or entertaining friends, this lounge is sure to become a favourite gathering spot. Also on this level is the well-sized third bedroom, comfortably accommodating a double bed, ideal for family members or overnight guests.

Continuing upwards, the top floor unveils the magnificent master suite—a sanctuary of luxury and comfort. This expansive bedroom is designed to accommodate a king-size bed with ease and benefits from fitted wardrobes, offering excellent storage solutions. A private en-suite shower room adds a touch of indulgence and convenience to this wonderful retreat.

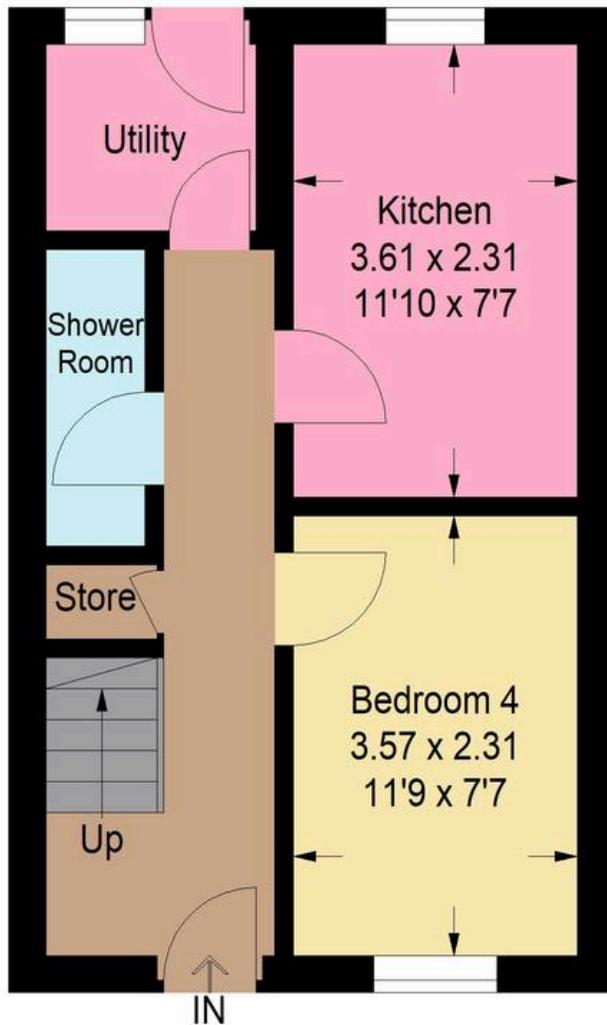
Also on this level is the second bedroom, another spacious and well-proportioned double, ideal for children, guests, or even a stylish dressing room if desired. Completing the upper floor is the family bathroom, featuring a three-piece suite with a shower-over-bath, ensuring a practical and sophisticated space for the whole household.

Externally, the property further impresses with an allocated parking space to the rear, providing secure and convenient off-street parking as well as plenty of visitor parking nearby.

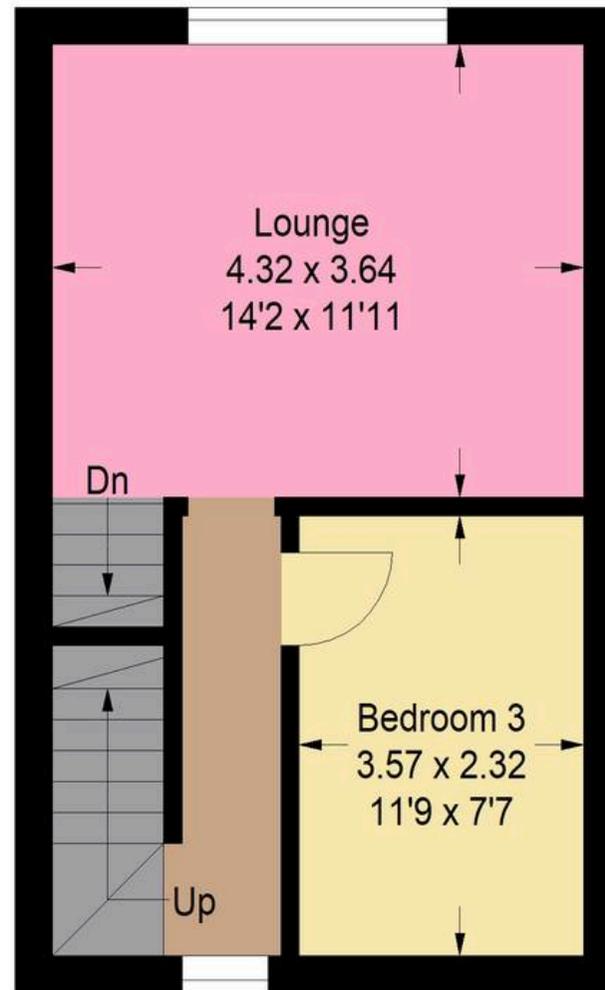




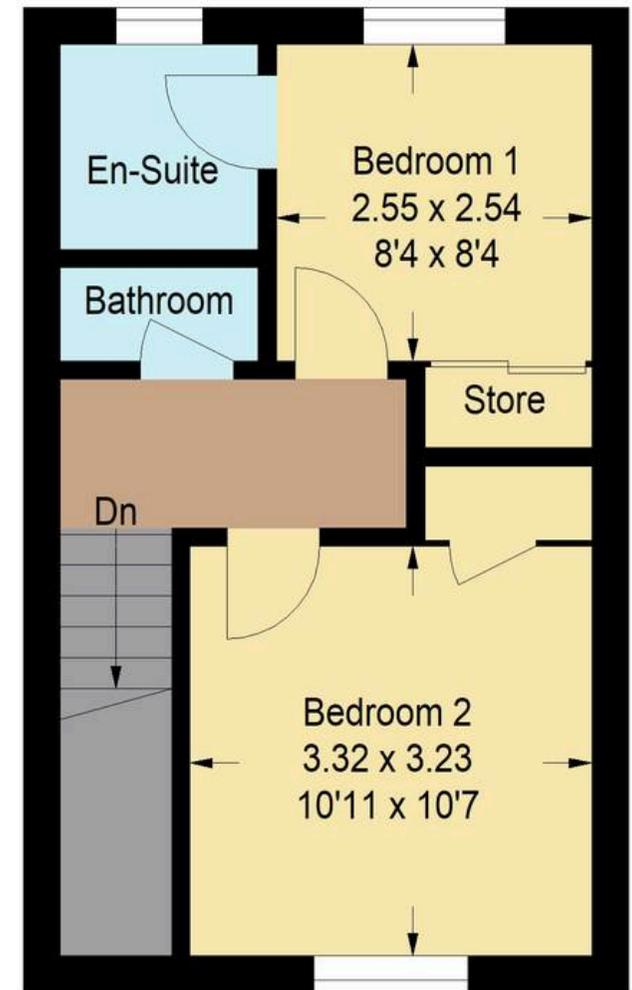
Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



Ground Floor



First Floor



Top Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1176091 / Ref:90139)



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