





Magnificent Top Floor Apartment!

Niall McCabe & RE/MAX Property are proud to present to the market this exquisite one-bedroom top-floor apartment, gracefully positioned in the prestigious Wester Inch Village area in Bathgate. This exceptional residence offers beautifully styled interiors, generously proportioned living spaces, and captivating views over the charming surroundings of the development. Rarely available, this sophisticated home presents a remarkable opportunity for discerning buyers seeking an elegant first 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.

Factor Fee: Ross & Liddell approximately £95 per month & £150 deposit.

Scottish Woodlands Trust approximately £100 per annum.

Council Tax Band C

Freehold Property

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.

Lounge

16' 7" x 13' 6" (5.05m x 4.11m)

An impressive lounge exuding luxury, featuring a stunning bay window that floods the space with natural light, striking high-end laminate flooring, and immaculate, designer-led décor—effortlessly blending style and sophistication.

Kitchen

10' 3" x 9' 10" (3.12m x 3.00m)

A showstopping ultra-modern kitchen, boasting sleek handle-less cabinetry, a striking splashback, ambient feature lighting, and a full suite of premium integrated appliances—designed for both elegance and functionality.

Bedroom

14' 6" x 10' 4" (4.42m x 3.14m)

A luxurious principal bedroom, generously proportioned and bathed in natural light, featuring an abundance of bespoke fitted wardrobes and refined, contemporary finishes—offering comfort and elegance in equal measure.

Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

A beautifully appointed 3-piece shower room with high-end design, showcasing a spacious walk-in shower enclosure, sleek wash hand basin and W.C. set within a chic vanity unit, all complemented by elegant wall finishes for a spa-like ambiance.

Exterior

Externally, the property boasts an allocated parking space, alongside ample visitor parking and pretty greenspaces.



Approximate Gross Internal Area = 55.7 sq m / 600 sq ft

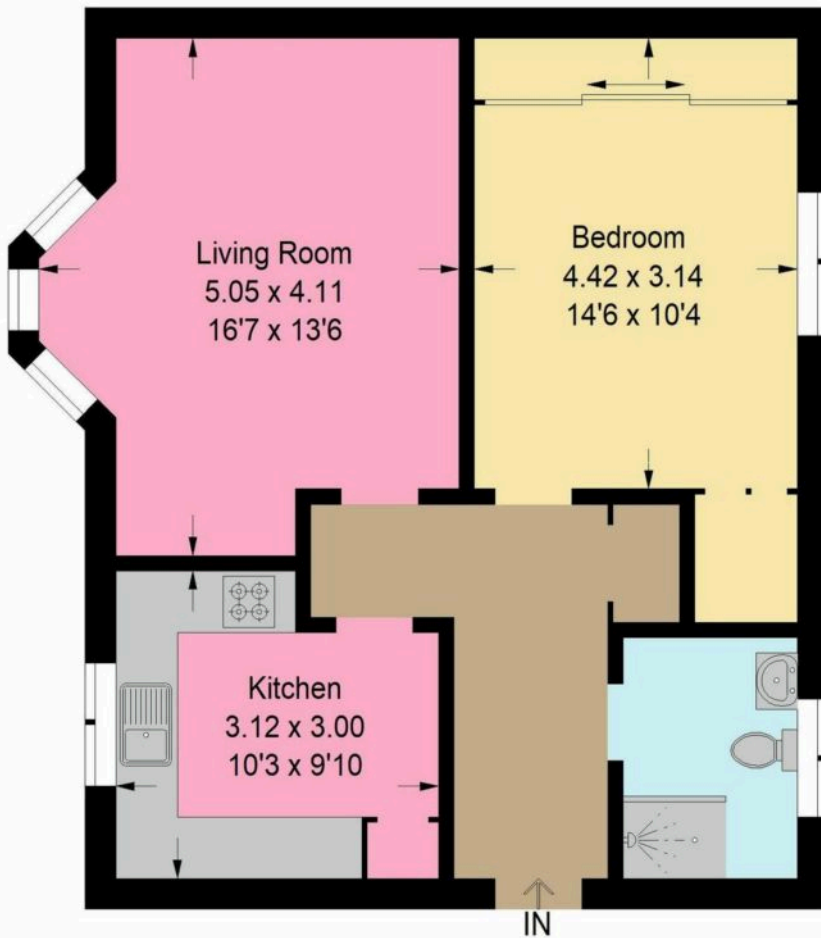


Illustration For Identification Purposes Only. Not To Scale (ID:1088663 / Ref:88225)



RE/MAX Property

Niall McCabe – Remax Property, Remax House – EH54 6TS

07940 230896 • nmccabe@remax-scotland.homes • www.remax-livingston.net



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.