



52 Leyland Road, Bathgate

Offers Over £220,000



## 52 Leyland Road, Bathgate

Welcome to Leyland Road, Bathgate, an immaculate three storey townhouse set within the ever popular Wester Inch development. Offering three double bedrooms, three bathrooms, a west facing sun trap garden with a powered summer house and an allocated parking space, this beautifully maintained home provides spacious, flexible living ideal for families and professionals alike.

As you enter, you are welcomed into a bright and inviting hallway. To the left sits the stylish kitchen, finished with matte white cabinetry and wooden style worktops, creating a clean and contemporary feel. The kitchen is well equipped with a four point induction hob, integrated oven, integrated fridge freezer, dishwasher and space for a washing machine. A front facing window allows natural light to fill the space, while the thoughtful layout ensures ample storage and preparation areas for everyday living. To the right of the hallway is a convenient downstairs WC, complete with splashback tiling and positioned perfectly for guests.

To the rear of the property lies the open plan lounge and dining area, a generous and versatile space ideal for relaxing and entertaining. There is comfortable room for two substantial sofas and a media wall, while the dining area easily accommodates four people. Patio doors open directly onto the west facing rear garden, creating a seamless connection between indoor and outdoor living.

The first floor hosts two well proportioned double bedrooms. Bedroom two, positioned to the rear, is a particularly impressive size, featuring two large windows, a fitted wardrobe and ample space for additional furnishings such as a desk or chest of drawers. Bedroom three, located to the front, comfortably fits a double bed and offers excellent versatility as a guest room, home office or family bedroom.

This level is completed by the main family bathroom, a three piece suite with a bathtub and overhead shower.



Fully tiled around the bath and partially tiled elsewhere for a neat and practical finish.

Occupying the entire top floor is the principal bedroom suite, a superb private retreat. This spacious room comfortably accommodates a super king size bed with bedside cabinets and benefits from excellent natural light. The ensuite shower room is finished with full tiling around the shower enclosure, half tiling elsewhere, chrome fittings and a Velux window for ventilation and brightness. Additional fitted storage on this level further enhances practicality.

Externally, the west facing rear garden is a true highlight. Landscaped for low maintenance and enjoying afternoon and evening sun, it offers a fantastic outdoor space for relaxing or hosting. The fully powered summer house provides exceptional flexibility, ideal as a home office, gym, bar or additional lounge space. The property also benefits from an allocated parking space to the rear, along with visitor bays and on street parking to the front.

Situated within Wester Inch, Leyland Road enjoys a prime Bathgate location. Simpson Primary School is within walking distance, while Bathgate Academy is just a short drive away. Tesco Superstore and Bathgate Train Station are also close by, offering direct rail links to Edinburgh and Glasgow. The M8 motorway provides further excellent commuter connections, and Bathgate's vibrant town centre offers a wide selection of cafés, restaurants and everyday amenities. This is a beautifully presented, move in ready townhouse offering generous accommodation over three levels in a highly sought after and family friendly development.

Home Report Value- £225,000

EPC - C

Council Tax Band - E

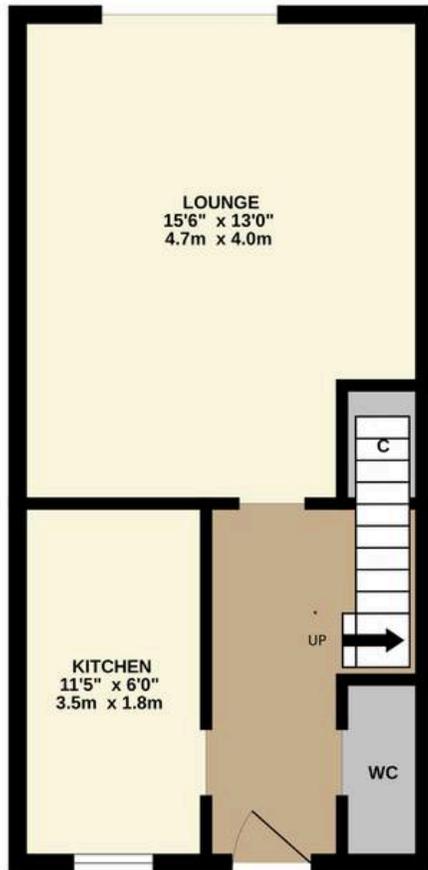
Square Ft- /86m<sup>2</sup>

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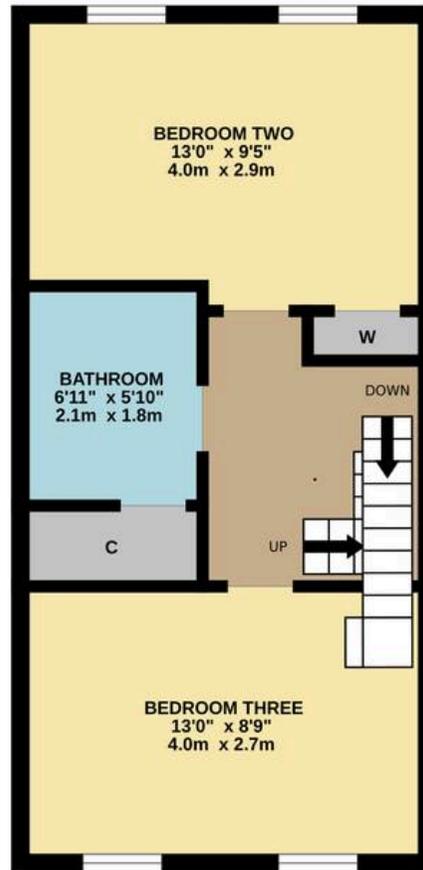




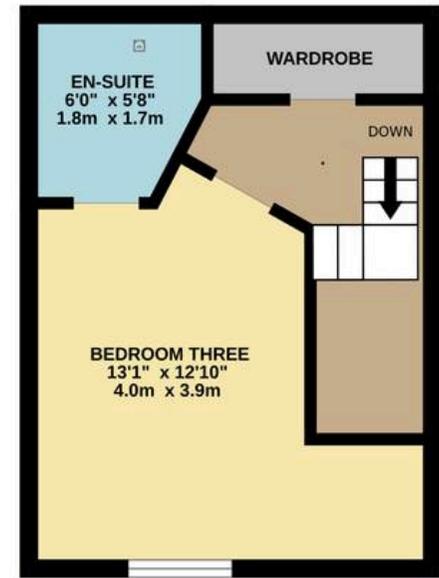
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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