

**FOR SALE**



**Leyland Road, Bathgate**  
**Offers Over £219,500**

  
**MARTIN&CO**



# Leyland Road, Bathgate

Offers Over £219,500

- Three spacious bedrooms
- Master bedroom with en-suite
- Modern Dining Kitchen
- Private garden with golf course views
- Close to schools and parks
- Council Tax Band E
- Factor Fees £320.00 pa Approx

This attractive three-bedroom terraced townhouse, set in a desirable location near schools, parks, and scenic routes, features a modern kitchen, private garden, en-suite master bedroom, parking, and picturesque golf course views—making it an ideal, well-appointed home for families seeking comfort and convenience.

Introducing this attractive three-bedroom terraced townhouse, presented in good condition and ideal for families seeking a comfortable and well-appointed home. Set in a desirable location with access to nearby schools, green spaces, and convenient walking and cycling routes, this property offers a lifestyle of ease and convenience.

On the ground floor, a thoughtfully designed dining kitchen features a breakfast area and charming garden views, complemented by a useful utility room and WC. The separate reception room, also overlooking the garden, provides a bright and welcoming space for relaxation and entertaining. The property boasts a private garden, perfect for families to enjoy outdoor activities and gatherings.

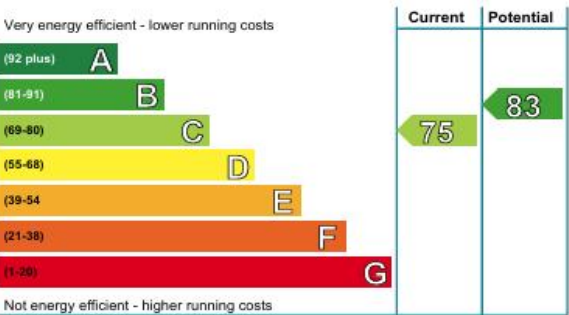


The accommodation comprises three well-proportioned bedrooms. The master bedroom, situated on the top floor, benefits from an en-suite shower room and built-in wardrobes, creating a private retreat with ample storage. The remaining two double bedrooms offer versatility for family living, while the third bedroom includes a useful cupboard.

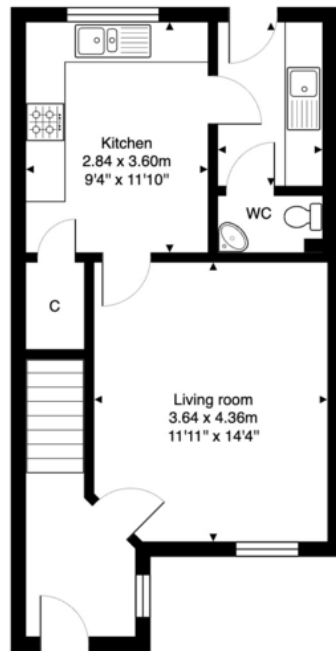
A family bathroom with bath and heated towel radiator, provides additional comfort and convenience for the household. With allocated parking to the front of property, the property enjoys picturesque views of the nearby golf course, enhancing the appeal for those who appreciate scenic surroundings.

With an EPC rating of C and council tax band E, this property combines efficiency with practicality. The location near parks and recreational routes further adds to its family-friendly credentials, making this town house an ideal choice for those seeking a quality home in a vibrant community. Early viewing is highly recommended.

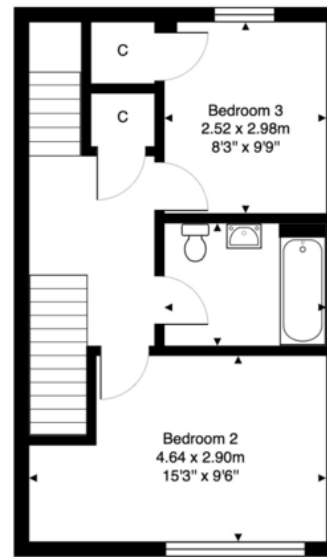
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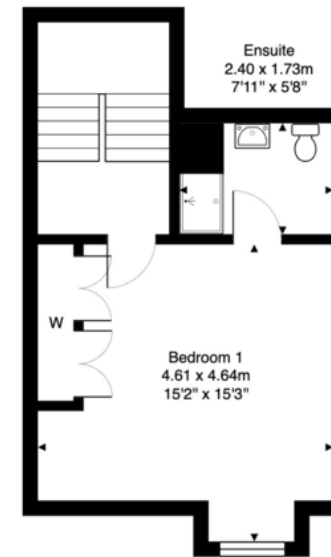
16 Leyland Road, Bathgate, EH48 2SG



Ground Floor



First Floor



Second Floor

Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Bathgate

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Letting Agent Registration No. LARN2001002

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