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2 Easter Inch Steading

BATHGATE, WEST LoTHIAN, EH48 2EH

Nestled in West Lothian, 5 miles to the West of Livingston, you will find Bathgate. Grown from a quiet weaving and farming community, and dabbling in small-scale lime and coal quarrying, the town's bustling streets give no hint of its modest past. Plentiful shops take care of day-to-day needs, including a Morrisons, Tesco and an Aldi supermarket. Local residents and visitors can easily spend a few enjoyable hours exploring Bathgate's shops. There is a great selection of restaurants and bars, as well as fashion, gifts and jewellery stores, bridal emporiums and specialist cake-makers. For those who enjoy a good rummage there is a great opportunity to pick up a real bargain at Bathgate's open-air market, which is open every Wednesday, Friday and Saturday.

A quick trip to the nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. The area also boasts excellent nurseries and schooling from primary through to secondary levels. Bathgate Sports Centre with its impressive facilities and new swimming pool, as well as a number of lovely local walks and recreational parks, prove this town has a lot to offer.

Nearby Linlithgow also boasts an excellent range of restaurants, bars and shops as well as a vast range of outdoor leisure pursuits and great walks around Linlithgow Palace and Loch. As well as all of this, there is a mainline railway station in Bathgate, reaching the heart of Edinburgh and Glasgow in approximately 25 minutes. The property is also minutes from the M8, just 20 miles from Edinburgh, and 25 miles from Glasgow. Bathgate is an ideal base for commuters looking to escape the mayhem of the city, and is a perfect location for everyday family life.

BATHGATE / WEST LOTHIAN EH48 2EH



// STUNNING FAMILY HOME //

// QUIETLY POSITIONED IN THIS HIGHLY DESIRABLE TRADITIONAL STEADING CONVERSION //

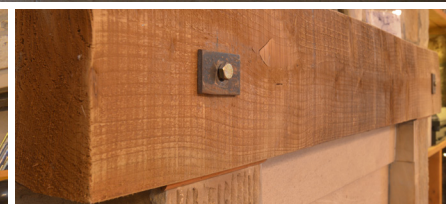




2 EASTER INCH STEADING

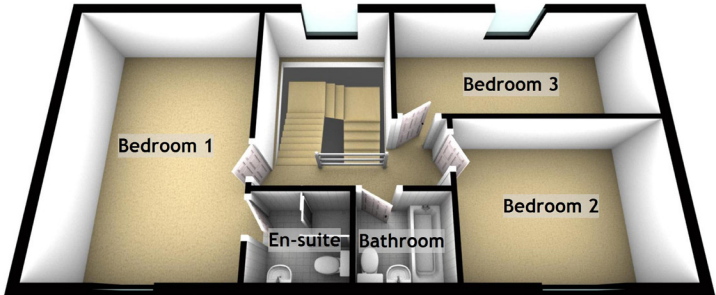
Viewing is recommended for this highly impressive steading conversion of which this was part of the original farmhouse. Internally the accommodation has an abundance of original features and offers deceptively spacious accommodation in excellent decorative order on two levels briefly comprising entrance hall, lounge with feature stone wall and fireplace incorporating an open fire, WC, large dining kitchen with stable door providing access to the south-facing garden and shared courtyard, master bedroom with built-in wardrobes and en-suite shower room, 2 further bedrooms and partially tiled bathroom.

The property benefits from front and rear gardens, ample residents parking, single garage, gas central heating and security alarm system.





GD SPECIFICATIONS PROPERTY LOCATION



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Living Room	4.61m (15'1") x 4.09m (13'5")
Store	2.25m (7'5") x 1.77m (5'10")
Kitchen	4.74m (15'7") x 4.61m (15'1")
Bedroom 1	4.63m (15'2") x 3.48m (11'5")
En-suite	1.67m (5'6") x 1.50m (4'11")
Bedroom 2	3.77m (12'4") x 2.42m (7'11")
Bedroom 3	4.76m (15'7") x 2.15m (7'1")
Bathroom	1.89m (6'3") x 1.50m (4'11")
WC	1.45m (4'9") x 1.05m (3'5")

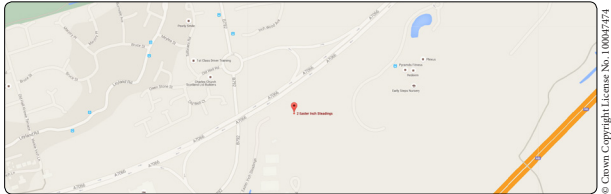
GROSS INTERNAL FLOOR AREA (M²) - 106 M²

EXTRAS

(included in thes sale)

All fitted floor coverings, light fittings, window dressings, washing machine, cooker and dishwasher. There may be the opportunity to purchase additional items under separate negotiation.

 3 BED	 1 BATH + WC	 RESIDENTS PARKING	ENERGY D EPC RATING
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McEwan Fraser Legal
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Part
Exchange
Available



Text and description
GILLIAN MUNRO
 Surveyor



Professional photography
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 Photographer



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