



7 Meikle Inch Lane

Wester Inch Village
Bathgate
EH48 2UF

Particularly attractive two bed first floor flat

Pleasantly situated in a quiet much sought after area



Scan Here!



2 BED



1 BATH



PRIVATE

ENERGY
C
EPC RATING

7 Meikle Inch Lane

WESTER INCH VILLAGE | BATHGATE

Nestled in West Lothian, 5 miles to the West of Livingston, you'll find Bathgate. Grown from a quiet weaving and farming community, the town's bustling streets give no hint of its modest past. Plentiful shops take care of day-to-day needs, and with excellent schooling at primary, through to high school levels, this town has a lot to offer. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you'll find several restaurants, bars and an excellent cinema. Minutes from the M8, and just 20 miles from Edinburgh, and 25 miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.

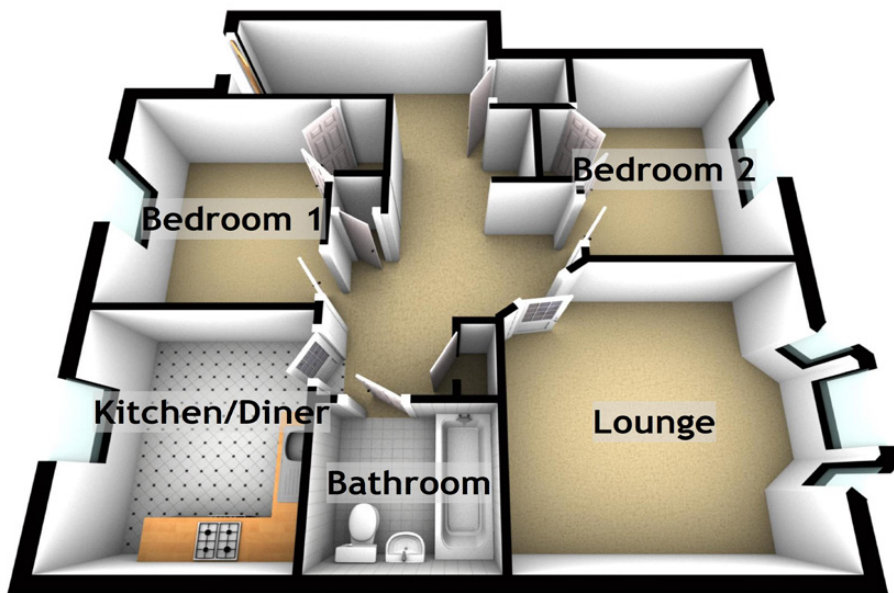
Viewing is highly recommended for this delightful two bed first floor flat, which has been well maintained by the current owners and is in move in condition. The entrance hallway benefits from a security entry phone system. The bright spacious lounge is situated to the front of the property with large bay window, allowing an abundance of natural light to flood through. The kitchen features a range of floor and wall mounted modern units and comes complete with oven, hob and extractor hood. The two bedrooms benefit from built in wardrobes. The partially tiled family bathroom with mains shower completes the accommodation on offer.

This property also benefits from a well maintained communal stair, gas central heating, full double glazing throughout, ample storage cupboards, private residents parking, secure cycle shed as well as adequate on-street parking for visitors, with communal gardens surrounding the property.



"...Bright spacious lounge is situated to the front of the property with large bay window..."



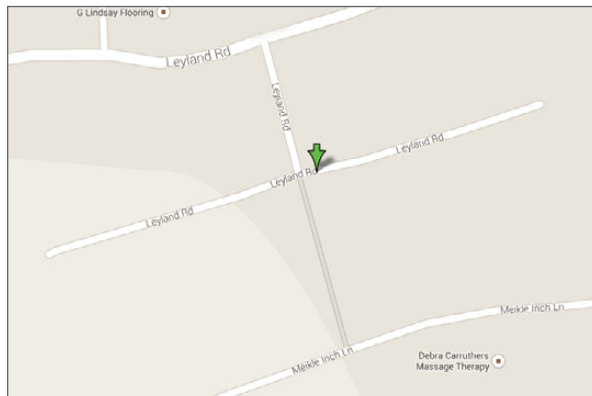


Approximate Dimensions
(Taken from the widest point)

Lounge	3.78m (12'5") x 3.61m (11'10")
Kitchen/Diner	3.10m (10'2") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.67m (8'9")
Bedroom 2	3.27m (10'9") x 2.45m (8')
Bathroom	2.00m (6'7") x 1.90m (6'3")

Extras
(Included in the sale)

All fitted floor coverings, light fittings and window dressings.



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Text and description
GILLIAN MUNRO
Surveyor



Professional photography
ANDREW WRIGHT
Photographer



Layout graphics and design
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Designer