

# 56 Leyland Road

WESTER INCH VILLAGE, BATHGATE, WEST LOTHIAN, EH48 2TL



*Three-bed end of terraced town house,  
perfect for first-time buyers*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

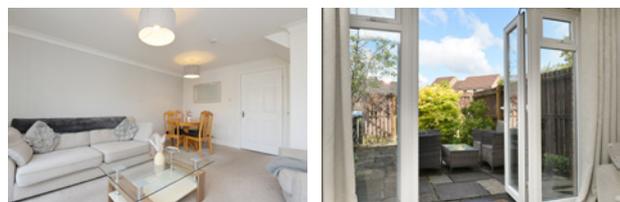


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present Leyland Road to the market. Perfectly suited for a first-time buyer, this beautifully maintained end-terrace townhouse offers a stylish and well-balanced layout across three floors. Set along an attractive street with a smart exterior finish and a neatly landscaped frontage, it makes an immediate and lasting impression.

# THE LIVING ROOM



Stepping inside, you're welcomed into a bright entrance hallway with plush carpeting underfoot and a warm neutral palette. To the front, the living room is an inviting and well-proportioned space, ideal for relaxing or entertaining.

# THE KITCHEN



Beyond this, the kitchen offers a practical and modern layout with light wood cabinetry, integrated appliances, and tiled flooring, all complemented by a neutral scheme that enhances the natural light. Completing this level is a convenient WC, tucked quietly away and fitted with a white two-piece suite.





The first floor continues the home's thoughtful layout, beginning with a central landing that introduces the bedroom accommodation. To one side, a generous double bedroom enjoys soft carpets and dual windows, creating a sense of light and airiness. Adjacent, a further spacious bedroom currently functions as a home office and vanity area, offering plenty of versatility. Serving this level is the main family bathroom, featuring a sleek white suite with a shower over the bath and stylish tiling detail, bringing both practicality and comfort.

## THE BATHROOM



# BEDROOM 2



# BEDROOM 3



Rising again, the top floor is dedicated to the main bedroom — a peaceful retreat that spans the width of the home. Dormer-style windows add character, while the walk-in wardrobe area enhances the sense of space and luxury. A private en-suite shower room completes the picture, featuring crisp white finishes and a skylight drawing in soft natural light.

# THE MASTER BEDROOM



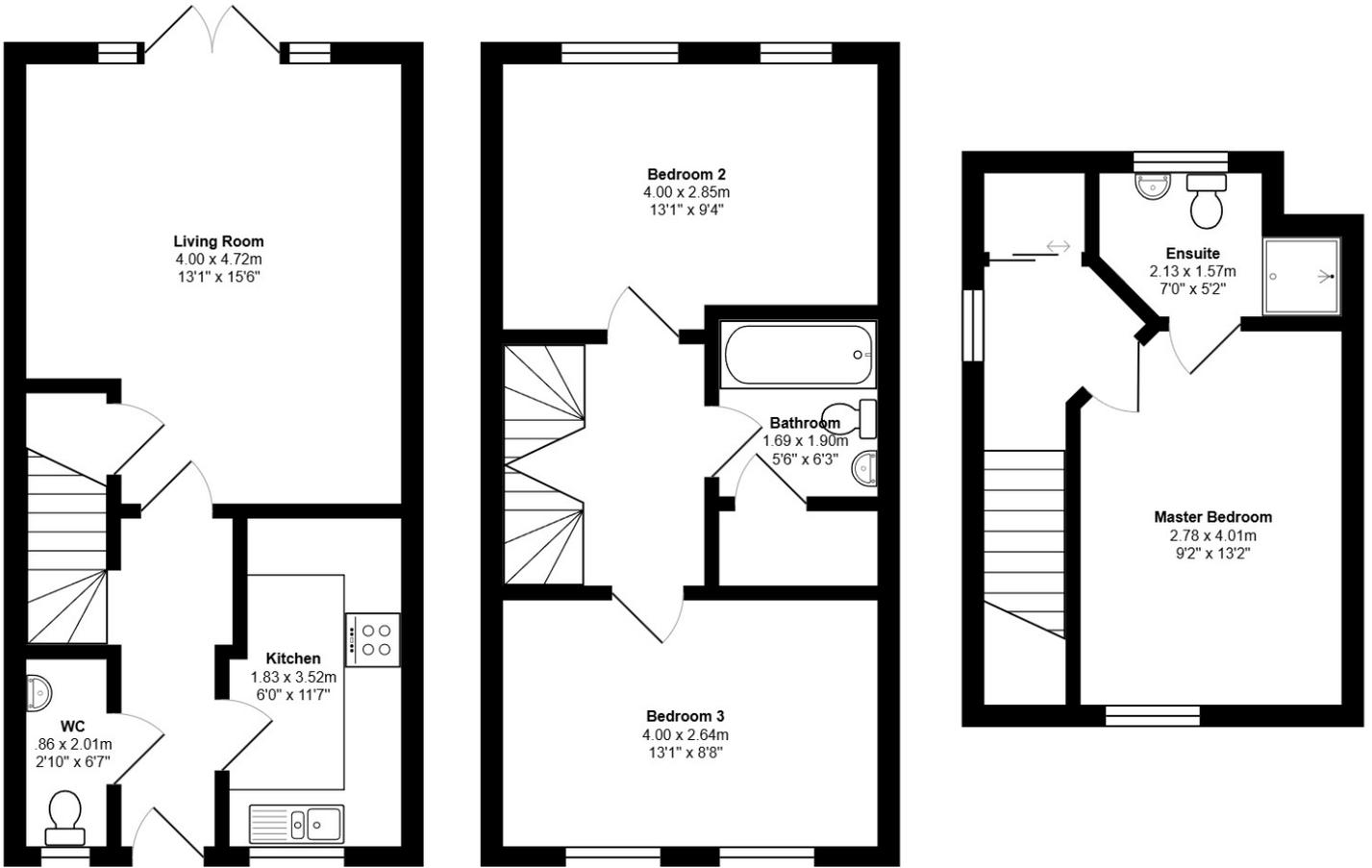
Outside, the rear garden has been cleverly landscaped to offer an easy-care patio space — perfect for dining outdoors or relaxing in the sun. Fully enclosed and private, it provides an ideal spot to enjoy those warmer months.

Presented in true walk-in condition, this much-loved home delivers a wonderful blend of style, space and convenience, all wrapped up in a location that's perfect for modern living.

# EXTERNALS

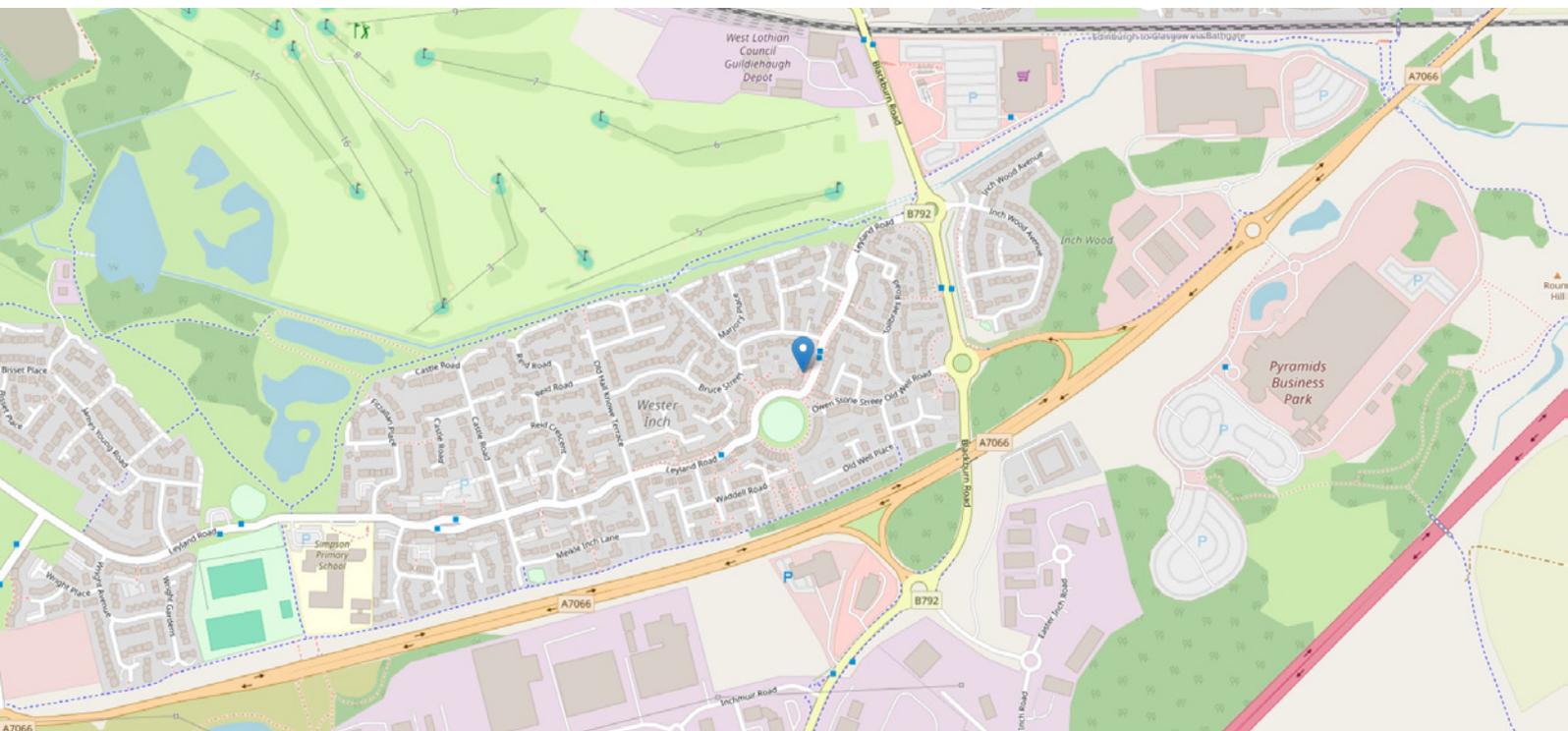


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Wester Inch Village in Bathgate is a thriving, modern community known for its welcoming atmosphere, green spaces, and superb location within West Lothian. Built on the site of a historic colliery, Wester Inch offers a blend of heritage charm and contemporary living. The development is designed to foster a strong community spirit, with beautifully landscaped parks, scenic ponds, and extensive walking trails that give the village a peaceful, natural feel, perfect for families, dog walkers, and anyone who loves spending time outdoors.





The village features an array of high-quality homes, from stylish apartments to spacious family houses, all arranged within a thoughtfully planned neighbourhood. Families are particularly drawn to the area for its excellent local amenities, including Simpson Primary School, a well-regarded school conveniently located within the village. There's also a handy local convenience store for everyday needs, and Bathgate's lively town centre, just minutes away, offers a fantastic selection of shops, cafes, restaurants, and leisure facilities.

Wester Inch is ideal for commuters, with easy access to the M8 motorway, providing quick routes to both Edinburgh and Glasgow. For those preferring public transport, Bathgate's train station is nearby, offering regular services to both cities and making it an excellent choice for professionals who work in the city but prefer a suburban lifestyle. Additionally, Bathgate's bus services offer extensive local and regional connections, enhancing accessibility.

With a wonderful blend of modern amenities, scenic green spaces, and excellent transport links, Wester Inch Village offers an appealing lifestyle for a range of residents, from families seeking a friendly community and quality schooling to young professionals looking for a peaceful yet accessible location. Whether enjoying a walk along the village trails, relaxing by the pond, or making the short trip to Bathgate's town centre, residents enjoy the perfect balance of suburban charm and city convenience.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**EMMA LYNCH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.