



Estate Agents and Solicitors

## Flat 1, 141 Marina Road, Bathgate, West Lothian, EH48 1RS

Beautifully Presented, Two-Bedroom, South-Facing Basement Flat

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# Property Description

Beautifully presented, two-bedroom, south-facing basement flat, forming part of a modern, residential development. Located in a desirable and leafy residential area, elevated above the town of Bathgate, West Lothian.

Comprises an entrance hallway, living/dining room and kitchen, two double bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen with integrated appliances, quality flooring, double glazing and gas central heating. Set quietly at the rear with leafy views, there is also excellent storage provision and tasteful decor - ready to move in.

The development provides a secured entry system, shared grounds and ample unrestricted residential parking.

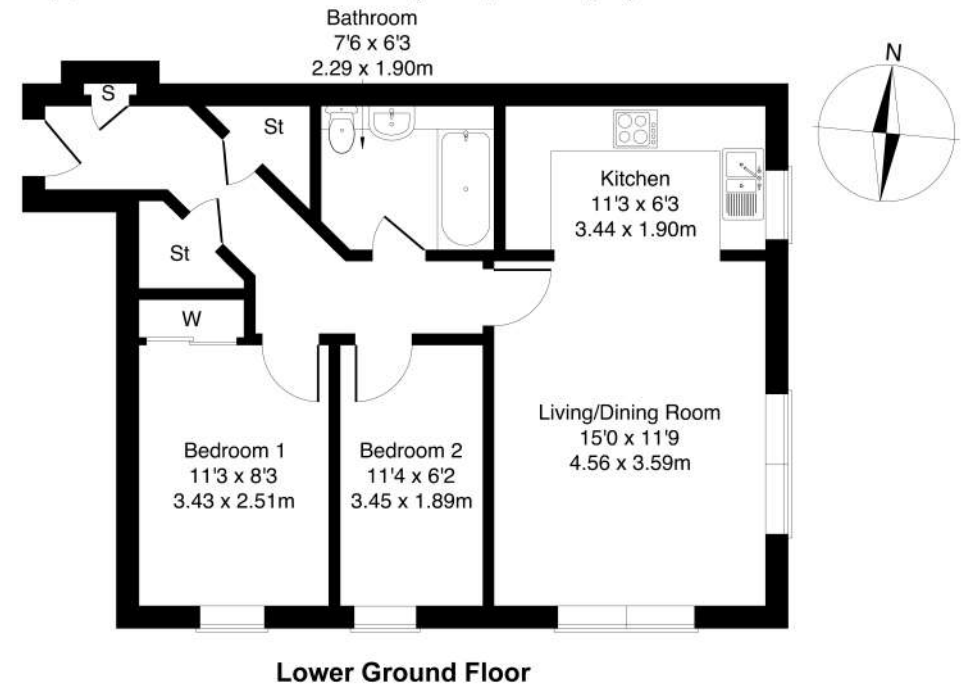
The welcoming entrance hallway provides access to all rooms within the property and is enhanced by three separate built-in storage cupboards, offering excellent practicality and convenience. Set to the rear, the bright and spacious living room is a particularly appealing area of the home, featuring stylish wood-effect flooring, a central light fitting and multiple windows that flood the space with natural light, creating an inviting setting for both relaxing and entertaining. Open plan to this space, the kitchen area is thoughtfully designed with matching wood-effect flooring, a central light fitting, tiled splashback and stone-effect worktops, complemented by a sink with drainer. Integrated appliances include a washing machine, dishwasher, fridge/freezer, oven and a gas hob with a canopy above, making it a highly functional and cohesive space.

Bedroom one is a well-proportioned double room, complete with wood-effect flooring, a central light fitting, a wall-mounted TV point and the added benefit of a built-in wardrobe, offering excellent storage. The second bedroom, also finished with wood-effect flooring, provides a versatile space suitable as a guest room, home office or additional bedroom. Completing the property, the modern fitted three-piece bathroom features tiled flooring, a central light fitting and a tiled splashback surround, providing a clean and contemporary finish.



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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)

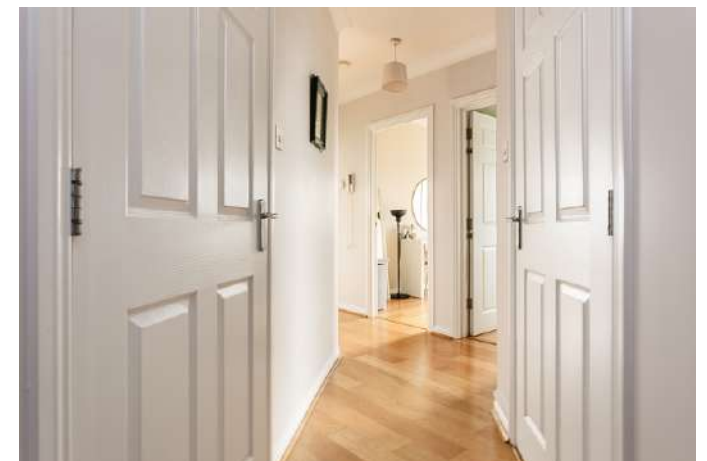


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bathgate is ideally positioned for commuters, with excellent transport links to both Edinburgh and Glasgow, making it a popular choice for professionals and families. The town offers a comprehensive range of amenities, including several supermarkets, respected primary and secondary schools, and a varied selection of high street retailers, independent shops, bars, cafes and restaurants. For additional shopping, the nearby town of Livingston is home to The Centre and

Livingston Designer Outlet, two of Scotland's leading retail destinations. Bathgate also provides plenty for leisure and outdoor enthusiasts, featuring two golf courses and the Balbardie Park of Peace, which includes the local sports centre with a wide range of facilities. Scenic escapes are within easy reach, with Beecraigs, Almondell and Polkemmet Country Parks offering beautiful landscapes for walking, cycling and family outings.





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