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69 Academy Place, Bathgate, EH48 1AS

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Academy Place, Bathgate



Take a thoroughly modern home, with a floor plan designed for ultimate flexibility, and elevate it to the next level of luxury with extremely high specification fittings and finishes throughout.

Nestled in a quiet cul-de-sac, within the family-friendly modern development centred around the iconic former Bathgate Academy, it enjoys one of Bathgate's most desirable locations. Five bedrooms and one public room are arranged over three floors making ingenious use of the slope of the land to maximise the advantages of the location, and a floor plan that provides incredibly flexible accommodation for every stage of family life.

With a sleek modern aesthetic throughout that lends a wonderful cohesion to all three floors of this extraordinary home, the jewel is undoubtedly the stunning dining kitchen. Located on the lower ground floor, it is the intimate heart of the home where the family gravitates to talk, plan, cook and share. The Kitchens International design epitomises the perfect marriage of practicality and luxury that characterises this property. It features Corian worktops and a wall of full height gloss white units - a contemporary look complemented by the darker Karndean luxury flooring. Besides providing organised storage space, it incorporates a suite of high end integrated Siemens appliances, including two combi ovens, a wine fridge and a coffee machine. Given the level of attention lavished on this kitchen, it's no surprise to see a Quooker tap, a Fisher & Paykel two drawer dishwasher, and a hygienic waste disposal unit. A large peninsular bench extends into the dining area, with integrated induction hob, high end extractor, ample space for food preparation – and of course for pulling up a stool and hanging out where all the action is.

Double doors bring in copious natural light and open onto the brick-paved patio in the rear garden, seamlessly extending the social area in the summer months. The rear garden has been professionally designed to be maintenance free.

The lower ground floor also houses the fifth bedroom, which would equally make an ideal family room or playroom for younger children at the heart of the home. A utility room with external access completes the accommodation on this floor.

The ground floor at street level is where you enter the home. Step onto the stylish and hard-wearing wooden flooring into the welcoming front hallway, which gives access to the large formal living room. Large enough for various configurations of furniture, the focus is on the Juliette balcony which maximises the wonderful elevated view here. Adjacent, a softly carpeted bedroom is currently being used as a TV room, highlighting again the flexibility of the accommodation. For convenience there is a recently fitted cloakroom with WC on this floor.

The top floor houses three further bedrooms - quiet spaces away from the family and social areas below. Two carpeted double bedrooms, one with built-in storage, are served by an immaculate main bathroom which has recently been refitted to a very high specification. The master bedroom overlooks the rear of the house, and is the nurturing retreat you deserve; the gleaming, luxury en-suite is finished to an exacting standard.

Academy Place is truly at the heart of the community. The annual much-loved Bathgate Procession starts from here, and it's a short walk to all the amenities of the town centre. The railway station is also within walking distance, with regular fast services to Edinburgh and Glasgow. Bathgate is bordered by beautiful countryside, with the Bathgate Hills close by offering nature walks, Beecraigs Country Park, and a rich heritage to explore.









What's special about this house

- Immaculately presented modern family home finished to an exceptionally high standard.
- Stunning dining kitchen with high-end integrated appliances and double doors opening to paved patio.
- 5 bedrooms, including master with luxury en-suite.
- Luxury main bathroom newly refitted, with free standing bath and integrated TV.
- Low maintenance, professionally landscaped back garden.
- Paved driveway with off-street parking.
- Integrated double garage.
- Walking distance to railway station and excellent commuter links.
- Close to all local amenities.

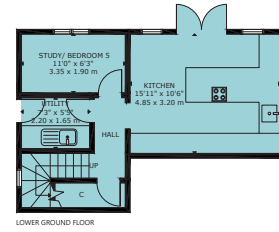
“Elevate it to the next level of luxury with extremely high specification fittings and finishes throughout.”

Home Report valuation	£420,000
Internal floor area	154m ²
School catchment	Balbardie Primary School and Bathgate Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Bathgate Train Station

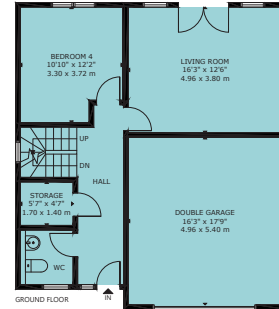
Location and Amenities

- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (20 miles), Glasgow (27 miles) and Stirling (22 miles).
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.3 miles).
- National and international flights from Edinburgh Airport – just 13 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.

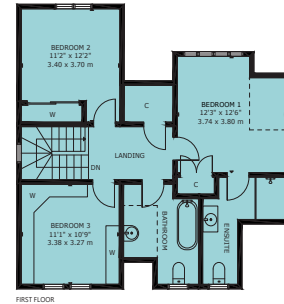
Lower Ground Floor



Ground Floor



First Floor



Dimensions

Lower Ground Floor

Kitchen	4.85m x 3.20m
Study/Bedroom (5)	3.35m x 1.90m
Utility	2.20m x 1.65m

Ground Floor

Living Room	4.96m x 3.80m
Bedroom (4)	3.30m x 3.72m
Double Garage	4.96m x 5.40m
WC	1.76m x 1.74m

First Floor

Bedroom (1)	3.74m x 3.80m
Bedroom (2)	3.40m x 3.70m
Bedroom (3)	3.38m x 3.27m
Bathroom	2.58m x 2.89m
Ensuite	2.26m x 3.50m

Extras

All floor coverings, light fittings, blinds, Siemens integrated combi ovens, wine fridge and coffee machine, Fisher & Paykel dishwasher, Quooker tap, fridge and freezer.

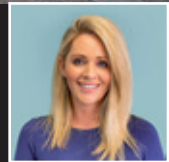
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Natasha Fontaine
Property Manager

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