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1 Bisset Place, Bathgate, EH48 2XR

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Bisset Place, Bathgate



Presented in flawless condition this three-bedroom semi-detached property in Bathgate's desirable Wester Inch offers stunning accommodation characterised by an immaculate interior design, high-quality fixtures and fittings, and abundant light.

Set over two floors, the family home features a south-facing living room leading into the adjoining contemporary dining kitchen adorned with French doors opening to the garden. This space also offers access to a well appointed WC and additional storage. Three restful double bedrooms are on the upper floor, the south-facing principal featuring an en-suite shower room and built-in wardrobe; and there is a modern family bathroom. An enclosed garden with a lawn and raised decking provides an ideal space for family life and entertaining.

Minutes from Simpson Primary School and just a short drive from Bathgate's centre, this home enjoys proximity to Wester Inch Woodland Walk along with Polkemmet Country Park, Bathgate Golf Club, and Xcite Bathgate.

What's special about this house

- Light and airy south-facing living room with a tasteful décor including plush carpeting and a statement accent wall.
- Contemporary dining kitchen opening out to the rear garden. L-shaped in design it features sleek white wall and floor units; a herringbone-style splashback and natural-hued worktops. High-spec integrated appliances include a gas hob, extractor hood, and eye-level oven.
- Spacious principal carpeted double bedroom enjoying a southerly aspect. Boasts a well-appointed en-suite shower room and built-in wardrobe.
- Two comfortable and well-presented bedrooms, one a double and the other a good-sized single.
- Single-car paved driveway with rear garden access. Enclosed rear garden comprising lawn and a raised decking area.
- Ten-minute walk to Simpson Primary School.
- Short drive to the centre of Bathgate and commuter links to Edinburgh and Glasgow.



Location and Amenities

- Sought-after residential development close to the centre of Bathgate
- Bathgate boasts an array of high street stores, supermarkets, thriving bars, and bustling restaurants
- Ideal for commuters with easy access to Edinburgh (21 miles) and Glasgow (27 miles)
- Regular rail links to Edinburgh and Glasgow from Bathgate Train Station
- Edinburgh International Airport is 14 miles away with Domestic, European, and International flights
- Scenic green spaces to discover include Wester Inch Woodland Walk and Polkemmet Country Park
- Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre are just some of the family-friendly places to explore
- Over 150 fashionable retailers, popular eateries, and more at The Centre Livingston (7 miles)



TOTAL FLOOR AREA: 88 SQM (944 SQ FT)
MEASUREMENTS APPROXIMATE

Dimensions:

Ground Floor –

Living Room 4.18 x 4.89m
Kitchen/Dining 3.60 x 5.25m

First Floor –

Bedroom 1 3.33 x 3.96m
Ensuite 1.21 x 3.01m
Bedroom 2 3.01 x 3.32m
Bedroom 3 2.24 x 3.09m
Bathroom 1.91 x 2.24m

Extras

All flooring covering, light fittings, blinds, curtains, and garden hut are included.

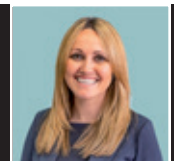
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Impeccable home in Bathgate’s Wester Inch, featuring high-quality fixtures, and offering the perfect blend of comfort and style.”

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| Home Report valuation | £225,000 |
| Internal floor area | 85m ² |
| School catchment | Simpson and St Mary's Primary Schools, Bathgate Academy Secondary School |
| Council tax band | Band D |
| EPC band | Band C |
| Train station | Bathgate 1.6 miles Armadale 2.2 miles |

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Pioneers in Property



Gillian Greenwell
Director