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35 Academy Place, Bathgate, EH48 1AS

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Academy Place, Bathgate



Quietly nestled on a no-through road within the grounds of the former Bathgate Academy, this is a spectacular four-bedroom townhouse.

Spanning three floors and finished to an impeccable standard throughout, the wonderful family accommodation boasting plentiful natural light includes stunning living and reception space on the ground floor comprising an open dining/living room and contemporary kitchen. Ascending to the upper floors, you reach a versatile family room/lounge looking across to the former Bathgate Academy; a WC; a magnificent principal double bedroom with a luxurious en-suite shower room; three double bedrooms (one with an en-suite shower room) and a design-led family bathroom.

Externally, the meticulously designed rear garden adds to the allure of the property.

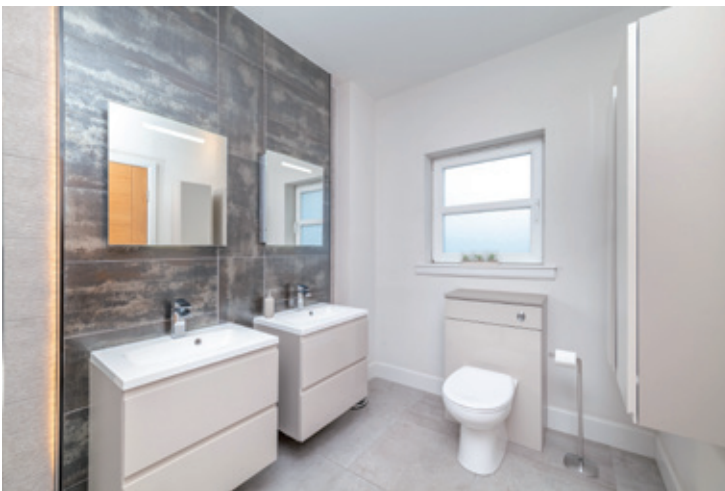
What's special about this house

- Exceptional dual-aspect open-plan dining/living room set within a stylish modern extension. Flooded with natural light and overlooking the garden it features a stunning interior design including solid oak flooring and a bespoke media unit.
- Contemporary designer kitchen showcasing sleek gloss under-base-lit white wall and floor cabinetry, butcher block worktops, exquisitely tiled splashback, and high-spec integrated appliances that include a gas hob, eye-level grill, and oven.
- Versatile family room/lounge with French doors opening to a Juliet balcony offering captivating views across to the former Bathgate Academy.
- Luxurious south-facing principal double bedroom with elegant French doors opening to a Juliet balcony. Light and airy it boasts a design-led en-suite shower room featuring a hidden cistern WC, Jack and Jill washbasins built into wall-hung vanities, and a rainfall enclosure set against large porcelain wall and floor tiles.
- Stunning wraparound landscaped rear garden with a south and south-east-facing aspect. The enclosed front garden borders the driveway and is laid to lawn.
- Monoblock driveway and integral garage.









Location and Amenities

- Catchment for Balbardie and St Mary's Primary Schools and Bathgate Academy.
- A sought-after and peaceful residential setting yet within walking distance of the centre of Bathgate.
- Bathgate town centre offers a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute walk.
- Edinburgh International Airport is just 13 miles away from the property.
- Scenic green spaces on the doorstep including Beebraigs Country Park.

“Beautifully presented four-bedroom townhouse boasting a spectacular extension and wraparound landscaped garden.”

Home Report valuation £350,000

Internal floor area 170m²

School catchment Balbardie and St Mary's Primary Schools, and Bathgate Academy

EPC Rating Band C

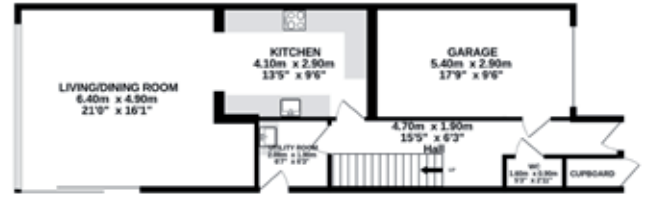
Council tax band Band E

Train station Bathgate Station
Armadale Station

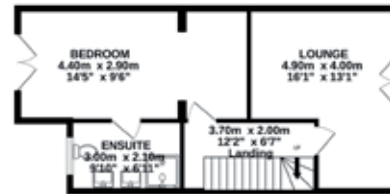
Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, washing machine, house alarm, and play house are included.

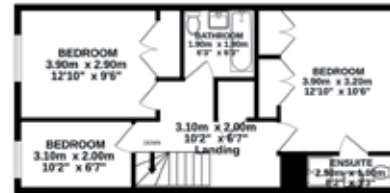
Ground Floor



First Floor



Second Floor



Made with Metropac ©2024



Dimensions

Ground Floor

Living / Dining Room	6.40m x 4.90m
Kitchen	4.10m x 2.90m
Utility Room	2.00m x 1.90m
WC	1.60m x 0.90m
Garage	5.40m x 2.90m

First Floor

Lounge	4.90m x 4.00m
Bedroom (1)	4.40m x 2.90m
Ensuite	3.00m x 2.10m

Second Floor

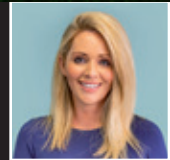
Bedroom (2)	3.90m x 3.20m
Bedroom (3)	3.90m x 2.90m
Bedroom (4)	3.10m x 2.00m
Ensuite	2.50m x 1.00m

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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.