Turpie &Co



40 Mosside Terrace, Bathgate, EH48 2UJ

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Mosside Terrace, Bathgate

This expansive and beautifully presented six-bedroom townhouse epitomises contemporary living with its stylish finish and large landscaped garden.

Spanning three floors and set within a family-friendly Bathgate community, the immaculate interior includes a dual-aspect living room opening out to the rear garden; a light-filled dining kitchen with adjacent utility and WC; a luxurious principal double bedroom featuring a dressing area and en-suite shower room; a versatile bedroom/cinema room; four further double bedrooms (one with Jack and Jill bathroom); and a peaceful study. Externally the property benefits not only from the landscaped garden but also from the double garage.

Located minutes from Simpson Primary School and a short drive from the centre of Bathgate, with its excellent commuter transport links, 40 Mosside Terrace makes for a wonderful family home.

What's special about this house

- Stunning dual-aspect living room opening out to the rear garden. The stylish interior includes handsome wooden flooring and a bespoke media unit complete with an in-built living flame fireplace.
- Striking dining kitchen overlooking the front and rear garden.
 U-shaped in design, oak-effect wall and floor units sit
 alongside black quartz-effect worktops and an integrated
 hob, oven, and extractor hood. Along with the formal dining
 area, a breakfast bar seats two. An adjacent utility with
 garden access offers more storage space.
- Spectacular principal double bedroom featuring bespoke built-in wardrobes, a dressing area and a well-appointed ensuite shower room with a WC and washbasin.
- Versatile sixth bedroom/cinema room spanning the length of the property with French doors opening to a Juliet balcony.
- Neat front garden with a small lawn. Enclosed west-facing rear garden boasting raised decking, decorative stones, and an established lawn. Offers pedestrian access to the double garage.
- Short drive from Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, and green open spaces.



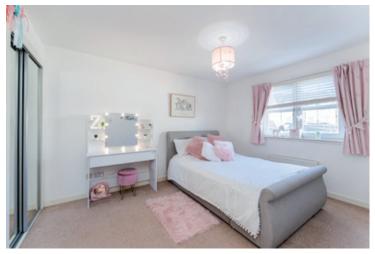




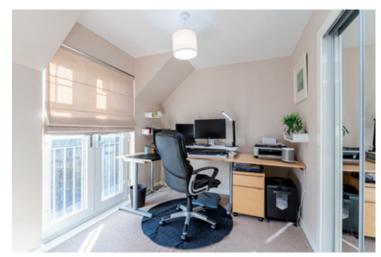






















Location and Amenities

- Catchment for Simpson and St Mary's Primary Schools, and Bathgate Academy.
- Bathgate town centre is a short five-minute drive, providing 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 (21 miles) and Glasgow (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 14 miles from the property.
- Scenic green spaces on the doorstep including Ballencrieff Country Parks.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.

"Desirable townhouse, finished to a high standard and providing flexible and bright accommodation and a modern lifestyle."

Home Report valuation	£435,000
Internal floor area	221,4m ²
School catchment	Simpson and St Mary's Primary Schools, and Bathgate Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Bathgate Station Armadale Station

Extras

All floor coverings, all light fittings, and all blinds are included.

Ground Floor



First Floor



Second Floor



Dimensions

Ground Floor

Living Room	7.11m x 3.59m
Kitchen/Dining Room	7.11m x 3.00m
Utility Room	2.20m x 1.80m
WC	2.20m x 1.60m
Double Garage	5.80m x 5.30m

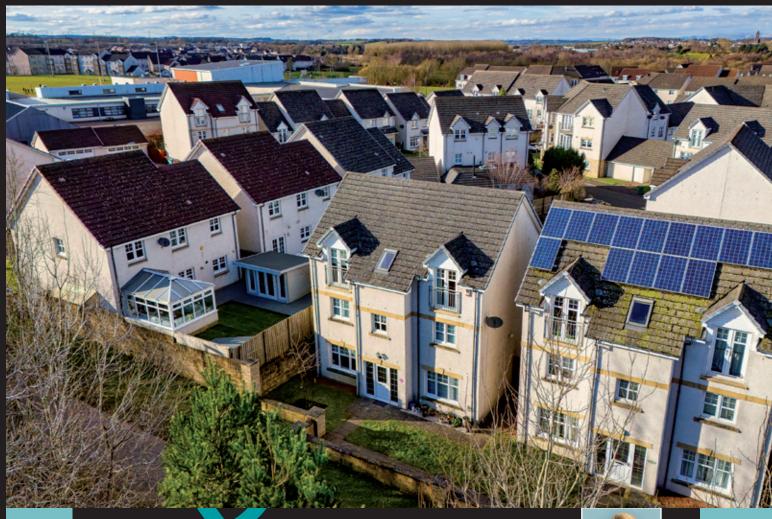
First Floor

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Bedroom (1)	5.00m x 3.58m
Bedroom (2)	3.95m x 3.00m
Bedroom (3)	3.00m x 2.53m
Study	2.28m x 2.00m
Bathroom	2.20m x 1.27m
Ensuite	2.28m x 1.50m

Second Floor

Bedroom (4)	3.95m x 3.00m
Bedroom (5)	3.10m x 3.00m
TV Room	7.13m x 3.59m
Ensuite	2.20m x 2.70m





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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.