

Turpie
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Lowland Cottage, Balmuir Road,
Bathgate, EH48 4LQ

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or telephone 01506 668448





Lowland Cottage, Balmuir Road

Occupying an enviable rural position surrounded by scenic open countryside, this delightful four-bedroom home offers an idyllic and comfortable lifestyle on the outskirts of Bathgate.

Spanning 2153 sq ft and nestled within a large garden housing a sweeping driveway and double garage, the pristine accommodation includes a stunning triple-aspect living room with garden access; a versatile adjoining dining room seamlessly connected to the garden; a sizeable modern kitchen; four light and airy bedrooms each with a captivating aspect; a well-appointed family bathroom and a WC.

Presenting a rare opportunity, this property wonderfully combines a sought-after setting with excellent proximity to retail, dining, and leisure amenities as well as schooling and transport links.

What's special about this house

- Generous and bright four-bedroom rural cottage nestled within a large garden and surrounded by open countryside.
- Light-filled triple-aspect living room with sliding door access to the south-west facing front garden and a cosy multi-fuel stove.
- Stylish kitchen featuring shaker-style wall and floor units, oak-effect worktops, and high-spec integrated NEFF appliances including an eye-level microwave, oven, hob, and extractor hood.
- Versatile and generous dining room adjoining the living room and leading out to the front garden and alfresco area through sliding patio doors. An ideal place in which to entertain and host friends and family.
- Light and airy principal double bedroom boasting a delightful dual-aspect along with garden access.
- A spacious and well-kept garden to the front and rear of the property that thoughtfully blends a lawn, patio, decorative stones, and raised beds. Bordered by established trees and surrounded by open countryside, it is a peaceful and picturesque retreat.
- Large gravel driveway and detached double garage to allow for ample parking.
- Conveniently located within easy reach of transport links, schooling, and Bathgate town centre.









Location and Amenities

- Peaceful rural setting yet less than a five-minute drive from Bathgate
- Bathgate town centre offers a diverse range of high street stores, supermarkets, fashionable bars, and thriving restaurants
- Perfectly situated for commuters with easy access to Edinburgh (23 miles) and Glasgow (29 miles) via the M8
- Bathgate Railway Station with swift links to Edinburgh and Glasgow is a ten-minute drive
- Proximity to Edinburgh International Airport, only 14 miles from the property
- Scenic green spaces on the doorstep including Ballencrieff and Polkemmet Country Parks
- Close to Balbardie Park of Peace Golf Club and Xcite Bathgate
- An array of high-quality boutiques and eateries await at Livingston Designer Outlet

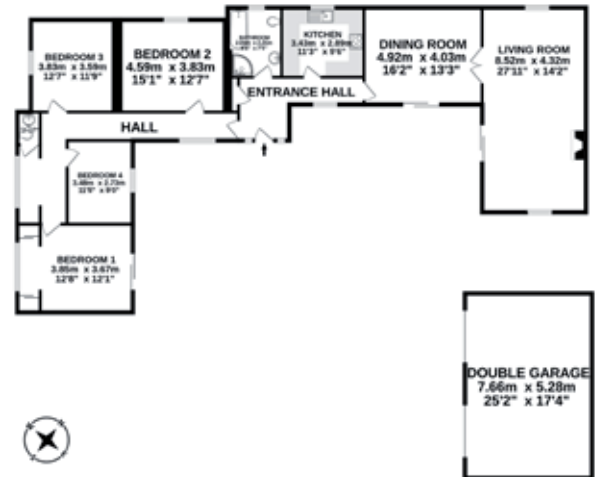
“With spacious living areas, lush gardens, and easy access to amenities, it’s a rare gem offering the best of rural tranquility and modern comfort.”

Home Report valuation	£400,000
Internal floor area	199m ²
School catchment	Balbardie Primary School and Bathgate Academy
EPC Rating	Band F
Council tax band	Band G
Train station	Bathgate Train Station

Extras

All floor coverings, all light fittings (except light fitting in bedroom 3), all blinds, all curtains (except curtains in bedroom 3), integrated oven/hob, a dishwasher, washing machine, an integrated fridge/freezer, garden furniture including picnic bench, outdoor table and chairs are included. Garden swing set open for negotiation. Happy to include the round dining table and chairs, and the TV in the kitchen. May include a number of other items of furniture.

Ground Floor



Dimensions

Ground Floor

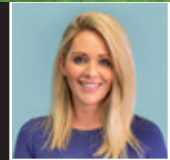
Living Room	8.52m x 4.32m
Dining Room	4.92m x 4.03m
Kitchen	3.43m x 2.89m
Bedroom (1)	3.85m x 3.67m
Bedroom (2)	4.59m x 3.83m
Bedroom (3)	3.83m x 3.59m
Bedroom (4)	3.48m x 2.73m
Bathroom	2.89m x 2.25m
Double Garage	7.66m x 5.28m

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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.