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Napier Avenue, Bathgate



Ideal for first-time buyers, families, or as a desirable buy-to-let investment, this three-bedroom Bathgate property features exceptional views, an east-west-facing orientation, and a well-kept rear garden. It's a must-see!

Located in a popular residential area, this family home now requiring modernisation, boasting an east-west-facing orientation, features a light-filled dual-aspect lounge spanning the length of the property; a good-sized kitchen with garden access; three comfortable double bedrooms, and a family bathroom. A driveway is ideal for off-street parking.

Within walking distance of the town centre, schooling, amenities, and the train station this residence will appeal to an array of buyers.

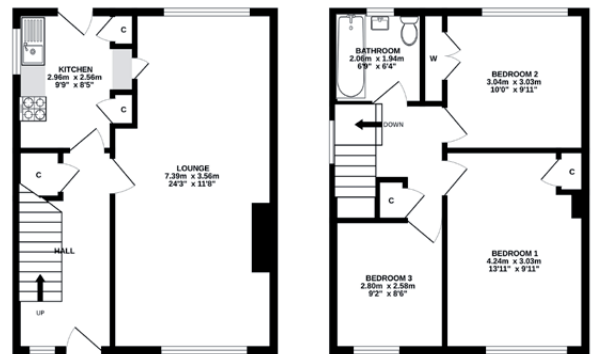
What's special about this house

- Three-bedroom semi-detached home offering superb potential for a first-time buyer, family or investor.
- Dual-aspect lounge spanning the length of the home offering a captivating garden and countryside aspect.
- Good-sized kitchen overlooking the rear east-facing garden and offering access. Now requiring modernisation, it features ample wall and floor units, worktop space, freestanding appliances and built-in cupboards.
- West-facing principle double bedroom with a delightful skyline and countryside outlook.
- Neat west-facing sloping front garden with flowering plants. Idyllic east-facing rear garden with pretty mature borders, a lawn and a shed.
- Driveway for off-street parking.
- Popular residential location within walking distance of the town centre, amenities, transport links and schooling.



Location and Amenities

- A popular residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short ten-minute walk, 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 (29 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute walk
- Edinburgh International Airport is just 13 miles from the property
- Scenic green spaces on the doorstep including Kirkton Public Park and Ballencrieff and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)



Dimensions:

Ground Floor –

Lounge	7.39 x 3.56m
Kitchen	2.96 x 2.56m

First Floor –

Bedroom 1	4.24 x 3.03m
Bedroom 2	3.04 x 3.03m
Bedroom 3	2.80 x 2.58m
Bathroom	2.06 x 1.94m

Extras

All flooring coverings, light fittings, blinds, oven/hob, washing machine, fridge, freezer and a garden hut are included.

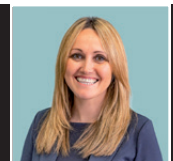
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“This three-bedroom Bathgate home offers stunning views, an east-west-facing orientation, and a pristine rear garden.”

Home Report valuation	£155,000
Internal floor area	81m ²
School catchment	Boghall and St Mary's Primary Schools, Bathgate Academy
Council tax band	Band C
EPC band	Band D
Train station	Bathgate 0.7 mile

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Pioneers in Property



Gillian Greenwell
Director