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Kaim Crescent, Bathgate



This spacious four-bedroom detached property, now requiring modernisation, presents an excellent opportunity for buyers to design a home to their own taste, conveniently located in a leafy residential area near Bathgate's wide range of amenities.

Featuring a delightful west-facing garden and garage the family residence offers a comfortable lounge that leads to a sizable sunroom, providing ample space for relaxation. The generous kitchen offers direct access to the garden, while four carpeted double bedrooms, two of which have built-in wardrobes span the ground and first floor. Additionally, there is a guest WC and a family shower room.

The property benefits from its proximity to Kirkton Public Park and is only a short drive from commuter links, schools, shops, and recreational facilities.

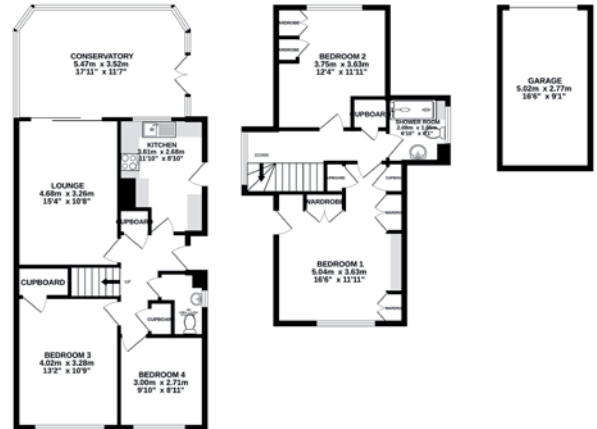
What's special about this house

- A detached four-bedroom home with well-kept gardens and a garage now requiring modernisation but situated in a popular leafy Bathgate residential area.
- Comfortable carpeted lounge leading to the adjoining sunroom to create a warm and welcoming living area.
- Good-sized kitchen leading to the garden. Now requiring a cosmetic upgrade, it features ample wall and floor units, worktops, a tiled splashback, and room for freestanding appliances.
- Generously proportioned sunroom boasting panoramic garden views and access. South and west-facing it is a delightful living and reception area for friends and family alike.
- Four light-filled double bedrooms, two with built-in storage.
- Neat front garden with a lawn and pretty borders and an enclosed rear garden with a manicured lawn
- Single-car garage



Location and Amenities

- In the catchment for Boghall Primary School and Bathgate Academy
- Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (19 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 5-minute drive
- Edinburgh International Airport is just 12 miles from the property
- Green spaces nearby include Black Moss Nature Reserve, Kirkton Public Park, and Polkemmet Country Park
- Close to recreational activities such as Xcite Leisure Centre and Bathgate Golf Club



Dimensions:

Ground Floor –

Lounge	4.68 x 3.26m
Conservatory	5.47 x 3.52m
Kitchen	3.61 x 2.68m
Bedroom 3	4.02 x 3.28m
Bedroom 4	3.00 x 2.71m
WC	1.43 x 1.80m

First Floor –

Bedroom 1	5.04 x 3.63m
Bedroom 2	3.75 x 3.63m
Shower Room	2.08 x 1.85m

Extras

All floor coverings, light fittings, and curtains are included.

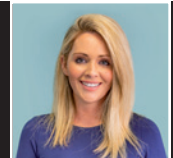
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“This spacious four-bedroom property near Bathgate features a garden, a sizable sunroom, and convenient access to local amenities and parks.”

Home Report valuation	£250,000
Internal floor area	135 m ²
School catchment	Boghall Primary School, Bathgate Academy
Council tax band	Band E
EPC band	Band D
Train station	Bathgate 0.9 mile

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Pioneers in Property



Natasha Fontaine
Property Manager