



4



4 Chapmans Brae, Bathgate, EH48 4LE

Visit www.turpies.com
or telephone 01506 668448



4

Chapmans Brae, Bathgate



Situated in a peaceful cul-de-sac within an exclusive Bathgate estate, this immaculately presented four-bedroom home boasts an exceptional garden and stylish modern interiors, offering the best of family living.

The detached property is approached by a driveway that borders a neatly landscaped front garden. Inside, you'll find a dual-aspect lounge with French doors that open to the rear garden. The contemporary kitchen connects to the adjoining dining room, perfect for both casual meals and entertaining. A utility room with garden access adds practicality. Four comfortable double bedrooms all feature built-in wardrobes, with the principal bedroom enjoying an en-suite shower room. A family bathroom and a convenient ground-floor guest WC complete the layout. With Bathgate only a fifteen-minute walk and scenic countryside all around, this home is the perfect combination of relaxed living and convenience.

What's special about this house

- Ideal for a growing or established family, this detached home features pristine interiors, a landscaped garden, and a prime location near Bathgate.
- Dual-aspect and elegantly decorated lounge spanning the length of the home and opening to the landscaped rear garden offering a wonderful seamless flow between the indoors and outdoors.
- Contemporary kitchen overlooking the rear garden and with adjacent utility providing access. White wall and floor units complemented by granite worktops and a metro-tiled splashback create a crisp and clean look. High-spec integrated appliances include an extractor hood, gas hob, oven, dishwasher, fridge/freezer, washing machine and tumble dryer.
- Bright dining room with French doors offers a versatile space with neutral décor and LVT flooring.
- Airy principal bedroom with built-in wardrobes and an en-suite, including a hidden cistern WC and chrome towel radiator.
- Newly refurbished family bathroom and downstairs WC.
- Landscaped rear garden with manicured hedges, lawn, and alfresco area—perfect for gatherings.
- Monoblock driveway in a peaceful residential area west of Bathgate.
- Close to Bathgate's amenities, transport links, and green spaces.









Location and Amenities

- Bathgate town centre with an array of high street stores, supermarkets, fashionable bars, and popular restaurants is within walking distance
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (28 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 15 miles away from the property
- Scenic green spaces on the doorstep including Beebraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Deer Park Golf and Country Club
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

“Immaculate four-bedroom home in a Bathgate cul-de-sac, featuring stylish interiors and a beautiful garden, perfect for modern family living.”

Home Report valuation £340,000

Internal floor area 128m²

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

EPC Rating Band C

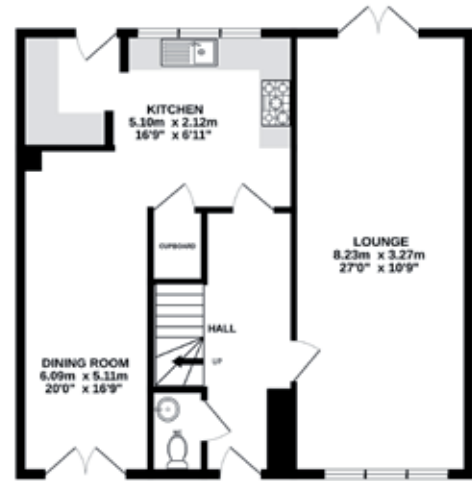
Council tax band Band F

Train station Bathgate Train Station

Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, dishwasher, and fridge/freezer are included.

Ground Floor / First Floor



Dimensions

Ground Floor

Lounge	8.23m x 3.27m
Kitchen	5.10m x 2.12m
Dining Room	6.09m x 5.11m

First Floor

Bedroom (1)	3.27m x 2.98m
Ensuite	2.82m x 1.74m
Bedroom (2)	3.36m x 3.33m
Bedroom (3)	2.90m x 2.80m
Bedroom (4)	3.19m x 2.70m
Bathroom	2.12m x 2.11m

Turpie
&Co



Turpie Co

Pioneers in Property



Kirsty Black
Property Manager

Visit www.turpies.com
or telephone 01506 668448



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.