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Academy Place, Bathgate



Occupying a peaceful and sought-after Bathgate address minutes from the former listed Bathgate Academy, this outstanding five-bedroom townhouse with a delightful, enclosed south-west-facing garden is the definition of modern living.

Thoughtfully designed over three generously proportioned floors it features a light-filled south-west-facing lounge with a Juliet balcony showcasing captivating views; a spacious and bright dining kitchen leading to the rear garden via sliding patio doors and boasting a useful utility; five well-presented and flexible bedrooms, one with a luxurious en-suite and all with built-in wardrobes; a sizeable family bathroom and shower room.

Just a short walk from Bathgate's town centre, schooling, recreation opportunities, and transport links this much-loved home is a must-see for growing and established families.

What's special about this house

- Spanning three floors, this outstanding contemporary townhouse with a wonderful south-west-facing garden and off-street parking is the perfect blend of space, light, and modern comfort.
- Elegant south-west-facing lounge with French doors opening to a Juliet balcony showcasing captivating views. The tasteful interior design includes a statement accent wall, plush carpeting and a living flame fireplace housed in an attractive stone mantle.
- Generously proportioned dining kitchen opening to the rear garden through patio doors and adorned with under-base-lit oak-effect wall and floor units, grey quartz-effect worktops, a tiled splashback, and high-spec appliances including a stainless-steel extractor hood, induction hob, grill, and oven. Utility provides further storage and garden access.
- Light-filled south-west-facing principal double bedroom featuring built-in wardrobes, and a luxurious en-suite shower room equipped with Jack and Jill washbasins built into vanity and a WC.
- Well-kept neat lawn to the front. Idyllic enclosed south-west-facing rear garden, beautifully landscaped with a lush lawn bordered by sandstone paving and decking nestled under a canopy. Mature trees allow for a wonderful sense of privacy.
- Monoblock driveway and an integral garage.









Location and Amenities

- A prestigious and peaceful residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-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 (20 miles) and Glasgow (26 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute walk
- Edinburgh International Airport is just 13 miles away from the property
- Scenic green spaces on the doorstep including Beecraigs Country Park
- Near to superb recreational activities such as Xcite Leisure Centre, and Bathgate Golf Club
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

“Luxurious 5-bedroom townhouse in Bathgate with a south-west garden, modern living spaces, and close to town amenities.”

Home Report valuation	£000,000
Internal floor area	180m ²
School catchment	Balbardie Primary School, Bathgate Academy
EPC Rating	Band TBC
Council tax band	Band TBC
Train station	Bathgate Train Station

Extras

All floor coverings, all light fittings, all blinds (there are 'in-to' black out blinds fitted in the main bedroom and bedroom 2, normal 'in-to' blinds are fitted in the living room), an integrated oven/hob, dishwasher, fridge/freezer, a washing machine, a tumble dryer, and shelving around the garage are included.

Lower Ground Floor



Ground Floor



First Floor



Dimensions

Lower Ground Floor

Kitchen/Diner	4.94m x 3.61m
Office/Bed	3.33m x 1.96m
Utility Room	2.24m x 1.58m

Ground Floor

Lounge	4.94m x 3.83m
Bedroom (4)	3.32m x 2.98m
Shower Room	3.10m x 1.80m
Garage	5.66m x 5.03m

First Floor

Bedroom (1)	3.85m x 3.56m
Ensuite	2.82m x 2.27m
Bedroom (2)	3.70m x 3.34m
Bedroom (3)	3.36m x 3.15m
Bathroom	2.78m x 2.60m

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Pioneers in Property



Kirsty Black
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.