

Turpie
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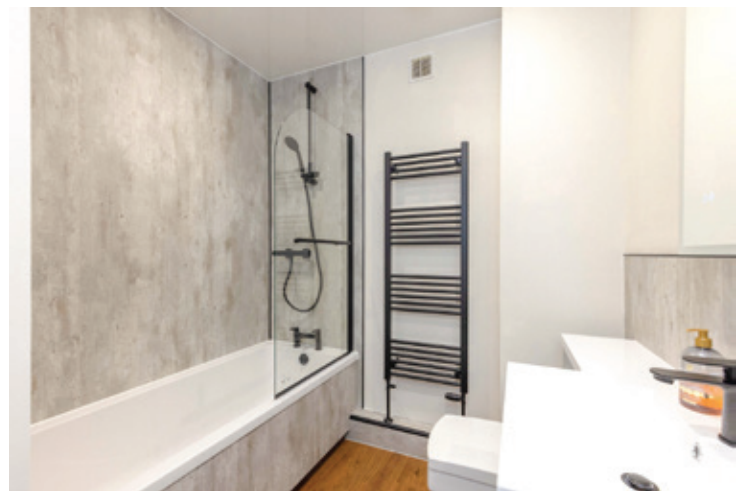
Lying next to the Balbardie Park of Peace and enjoying swift access to the picturesque Bathgate Hills, this impressive five-bedroom home combines comfortable modern living and convenience with a desirable residential setting.

Deceptively spacious and thoughtfully designed, this detached property with an enclosed rear garden and driveway, spans three floors, showcasing versatile and contemporary interiors. The layout on the ground floor includes a south-facing lounge; a sleek modern dining kitchen that opens directly to the rear garden; a WC; and a flexible garage conversion. The upper floors house five comfortable bedrooms, two of which feature en-suites and a family bathroom.

Peacefully positioned, the residence is ideally located with scenic walking routes, excellent local schools, convenient transport links, and outstanding leisure facilities just minutes away.

What's special about this house

- Impressive five/six bedroom detached home spanning three floors and offering versatile, spacious and contemporary accommodation.
- South-facing bay windowed lounge exuding a cosy and inviting ambience.
- Bright and spacious open-plan dining kitchen leading to the rear garden via patio doors. The appealing design showcases under-base-lit cream wall and floor cabinetry, a mosaic-tiled splashback, and oak-effect worktops.
- Light-filled south-facing principal double bedroom boasting bay windows, plush carpeting, built-in double wardrobes, and a stylish en-suite shower room.
- Tastefully designed garage conversion creating a home office/ playroom/bedroom dependent on specific needs
- West-facing enclosed rear garden combining a manicured lawn and an alfresco entertaining/dining area perfect for day-to-day living, children, and pets.
- Driveway bordering the front garden.



Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy.
- A sought-after and peaceful residential setting directly adjacent to Balbardie Park of Peace, yet close to the centre of Bathgate.
- Bathgate town centre is a short twenty-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 (28 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 20-minute walk.
- Edinburgh International Airport is just 14 miles away from the property.
- Scenic green spaces on the doorstep including Bathgate Hills and Balbardie Park of Peace housing football pitches, outdoor gym equipment, and a playpark.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).



“Next to Balbardie Park, this spacious five/six-bedroom home offers modern living, scenic views, and superb local amenities.”

Home Report valuation	£340,000
Internal floor area	156.4 m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band F
EPC band	Band C
Train station	Bathgate 1.1 mile



Dimensions:

First Floor –

Living Room	5.80 x 4.06m
Kitchen	5.52 x 3.71m
Office/Playroom	3.73 x 2.51m
WC	1.70 x 1.36m

Second Floor –

Bedroom (1)	3.73 x 1.91m
Bedroom (2)	3.52 x 2.72m
Bedroom (3)	3.40 x 2.47m
Bedroom (4)	5.09 x 3.30m
En-Suite	1.88 x 1.49m
Bathroom (1)	2.46 x 2.10m

Third Floor –

Bedroom (5)	5.53 x 3.21m
Bathroom (2)	2.51 x 2.15m

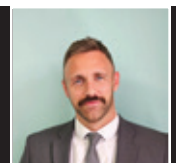
Extras

All floor coverings, light fittings, blinds, integrated oven/hob, dishwasher, 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.

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Pioneers in Property



Steven Irvine
Property Manager