

Turpie
&Co

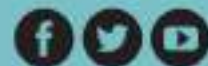


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Torphichen Street, Bathgate, EH48 4HL

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Torphichen Street, Bathgate

Top to bottom renovated with love by the current owners, 19 Torphichen Street is a stunning 3 bedroom period home which has been thoughtfully brought up to date in every way. With a focus on family life, it is equally a stylish home with flexibility to accommodate any stage of life.

A Victorian-style path entices you along to the brightly coloured front door. Inside, high ceilings and some thoughtful modifications to the original floorplan bring a sense of spaciousness. The stunning lounge room features a bay window to the front which has been dressed with white wooden shutters over the lower panes. Glass double doors link the lounge and the dining room, enhancing the sense of space and light. This large room is at the heart of the home, sitting between the kitchen and the lounge. In the kitchen itself, bespoke cabinets are fitted all the way up the ceiling, offering ample storage. An island bench, a suite of integrated appliances, and a 5 - burner gas Kenwood stove make this a fully supportive kitchen for a busy family.

Three bedrooms nestle under the eaves upstairs, making for spacious rooms. The master bedroom enjoys a front aspect from where you can observe the world go by from the comfort of your sanctuary. Two further bedrooms are currently gorgeously decorated as children's rooms and would equally be ideal as studies or teenager dens.

What's special about this house

- Fully renovated character home in walk-in condition
- Beautifully presented with period-inspired finishes and contemporary decor
- 3 spacious bedrooms
- Fully tiled family bathroom with slipper bath
- Ample storage throughout
- Wood-burning stove
- Generous plot with fully enclosed landscaped back garden with paved patio
- Tiled courtyard with hot tub and external WC
- Electric vehicle charging point
- Walking distance to railway station and excellent commuter links
- Close to schools and local amenities







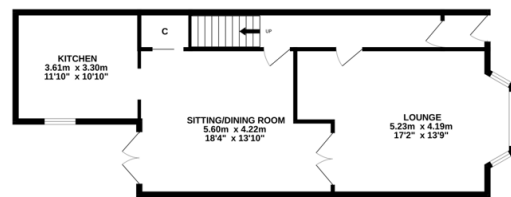


Location and Amenities

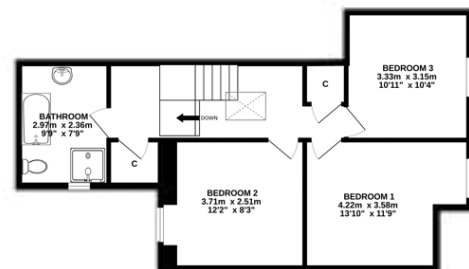
- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (20 miles), Glasgow (27 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.7 miles)
- National and international flights from Edinburgh Airport - just 12.5 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.



GROUND FLOOR



1ST FLOOR



“If a home could offer a warm embrace, this home does it”

Home Report valuation	£300,000
Internal floor area	131m ²
School catchment	Balbardie Primary School Bathgate Academy
EPC Rating	Band D
Council tax band	Band C
Train station	Bathgate

Extras

All floor coverings, blinds, oven/hob, integrated dishwasher, washing machine and fridge freezer, Hot Tub, Playhouse and EV Charger are included.

Dimensions

Ground Floor

Lounge	5.23m x 4.19m
Sitting/Dining Room	5.60m x 4.22m
Kitchen	3.61m x 3.30m

First Floor

Bedroom (1)	4.22m x 3.58m
Bedroom (2)	3.71m x 2.51m
Bedroom (3)	3.33m x 3.15m
Bathroom	2.97m x 2.36m

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



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.