

Turpie
&Co



Kirkton Place, Bathgate, EH48 1RY

Visit www.turpies.com
or telephone 01506 668448



4



Kirkton Place, Bathgate

This exceptional four-bedroom detached villa showcases a sophisticated interior design, premium fixtures and finishes, and a spacious, well-considered layout throughout.

Set within a quiet Bathgate cul-de-sac, the property boasts an enclosed rear garden, a detached double garage with a versatile loft room, and a driveway. The thoughtfully planned interior features a stylish triple-aspect lounge; an impressive kitchen opening to the rear garden with a comfortable seating area; a utility leading to the garden; and a convenient guest WC. On the ground floor are four impressive double bedrooms, one of which has an en-suite shower room and walk-in wardrobe, alongside a modern family bathroom.

Perfectly positioned, the home is within easy reach of Bathgate town centre, schooling, commuter links, and a wealth of leisure opportunities, including Kirkton Public Park, Bathgate Golf Club, and Xcite Bathgate.

What's special about this house

- Stunning four-bedroom detached family home in a sought-after Bathgate location with an enclosed garden and off-street parking.
- Light-filled triple-aspect lounge opening to a west-facing Juliet balcony. Exuding a warm ambience, the stylish interior design includes plush carpeting and soft neutral wall finishes.
- Generously proportioned kitchen and adjoining open-plan living area. Sleek and stylish, the impressive modern kitchen opening to the rear garden features wood-effect wall and floor cabinetry, black quartz-effect worktops and a tiled splashback. A kitchen island/breakfast bar offers comfortable relaxed seating, whilst a utility offers additional storage.
- Luxurious and spacious south and west-facing principal double bedroom with a large walk-in wardrobe and en-suite shower room.
- Neat south-facing lawn to the front with decorative hedging. At the rear, the enclosed garden is perfect for family life and socialising with a lawn, paving, and mature plants.
- Detached double garage with a versatile loft room above, and driveway.
- Short drive from Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, and green open spaces.









Location and Amenities

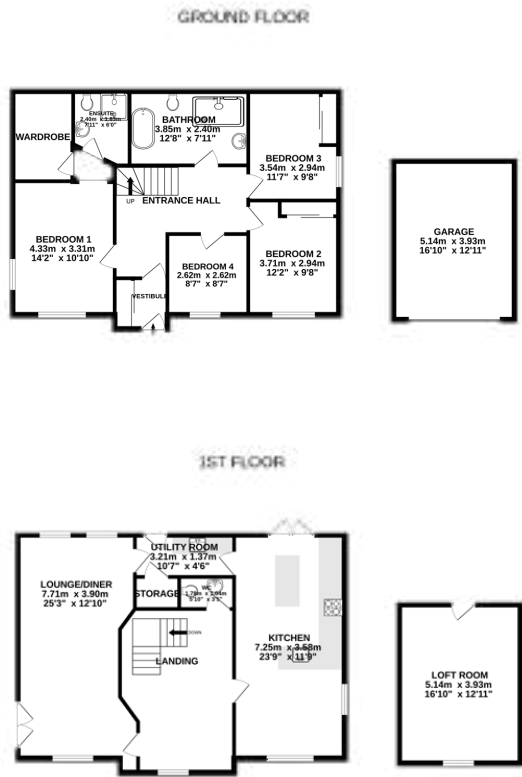
- Catchment for Boghall Primary School and Bathgate Academy.
- A popular and quiet residential setting yet close to the centre of Bathgate.
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (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 13 miles from the property.
- Near to family-friendly recreational activities such as Kirkton Public Park, Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (5 miles via the M8).

“Stylish and spacious four-bedroom villa in a quiet Bathgate cul-de-sac, featuring high-end finishes, a landscaped garden and excellent local amenities.”

Home Report valuation	£450,000
Internal floor area	195m2
School catchment	Boghall Primary School Bathgate Academy
EPC Rating	Band B
Council tax band	Band G
Train station	Bathgate

Extras

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



Dimensions

Ground Floor

Bedroom (1)	4.33m x 3.31m
Bedroom (2)	3.71m x 2.94m
Bedroom (3)	3.54m x 2.94m
Bedroom (4)	2.62m x 2.62m
Bathroom	3.85m x 2.40m
Ensuite	2.40m x 1.83m
Garage	5.14m x 3.93m

First Floor

Lounge/Diner	7.71m x 3.90m
Kitchen	7.25m x 3.58m
Utility	3.21m x 1.37m
WC	1.78m x 1.04m
Loft Room	5.14m x 3.93m

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.

Turpie
&Co



Turpie Co

Pioneers in Property



Steven Irvine
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.