

Turpie
&Co



56

Mill Road, Bathgate, EH48 4JH

Visit www.turpies.com
or telephone 01506 668448



56

Mill Road, Bathgate



Showcasing high-quality modern finishes, a stylish interior design, and an abundance of natural light, this is an outstanding two-bedroom home situated in a popular Bathgate setting.

Presented in immaculate condition throughout, the accommodation includes a stylish south-east-facing living room, a sleek contemporary kitchen overlooking the rear garden, two bright, versatile, and comfortable double bedrooms, and a luxurious shower room.

Externally, the home benefits from a south-east-facing front garden, a generous rear garden, and ample on-street parking. Enjoying a peaceful yet well-connected setting, this superb property offers a wonderful lifestyle.

What's special about this house

- Beautifully presented two-bedroom Bathgate home perfect for first-time buyers
- Light-filled south-east-facing living room boasting a calm colour palette, wood-inspired flooring, ambient lighting, and a spacious layout
- Sleek contemporary kitchen adjoining the living room and overlooking the rear garden. Natural-hued gloss handleless wall and floor units, complementary worktops and splashback sit alongside high-spec appliances including an extractor hood, induction hob, and oven.
- Two generously proportioned, versatile, and tastefully decorated double bedrooms positioned to the front and rear. The principal benefits from built-in storage.
- Stylish shower room boasting a hidden cistern WC and washbasin built into vanity.
- Luxurious shower room comprising of a chrome towel radiator, hidden cistern WC and washbasin built into vanity.
- Neat front garden and an expansive rear garden with a lawn, drying green, and alfresco seating area.

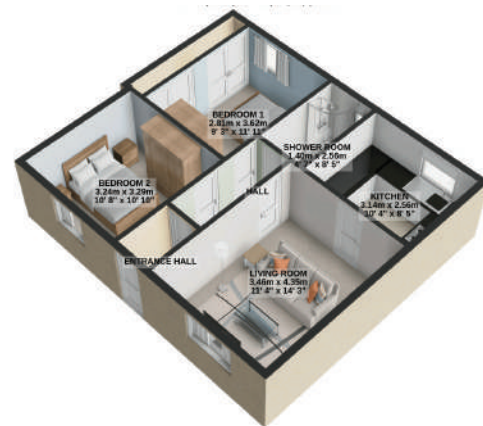
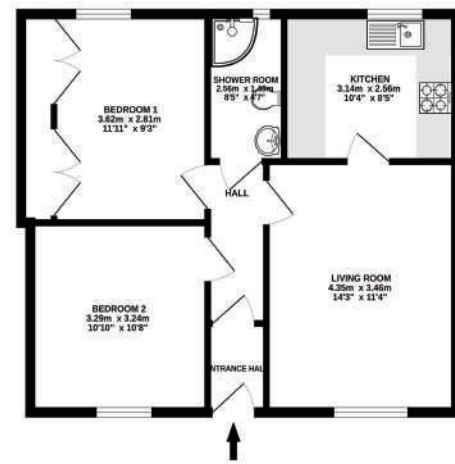


Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy
- Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars
- Ideal commuter location minutes from 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 5-minute drive
- Edinburgh International Airport is just 14 miles away.
- Scenic green spaces nearby include Blawhorn Moss National Nature Reserve and Polkemmet Country Park
- Close to recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway.

“Stylish and immaculately presented two-bedroom ground floor flat in Bathgate with bright interiors, gardens, and on-street parking.”

| | |
|-----------------------|--|
| Home Report valuation | £130,000 |
| Internal floor area | 54.3m ² |
| School catchment | Balbardie Primary School Bathgate Academy |
| Council tax band | A |
| EPC Rating | C |
| Train station | Bathgate 0.8 mile |



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. Made with Metropix © 2025

Dimensions

| | |
|-------------|--------------|
| Living room | 4.35 x 3.46m |
| Kitchen | 3.14 x 2.56m |
| Bedroom 1 | 3.62 x 2.81m |
| Bedroom 2 | 3.29 x 3.24m |
| Shower Room | 2.56 x 1.40m |

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine, tumble dryer, fridge/freezer, garden hut and garden furniture 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.

Turpie Co

Pioneers in Property



Kirsty Black
Property Manager

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.