

Turpie
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107



Meadowpark Avenue, Bathgate, EH48 2ST

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Meadowpark Avenue, Bathgate



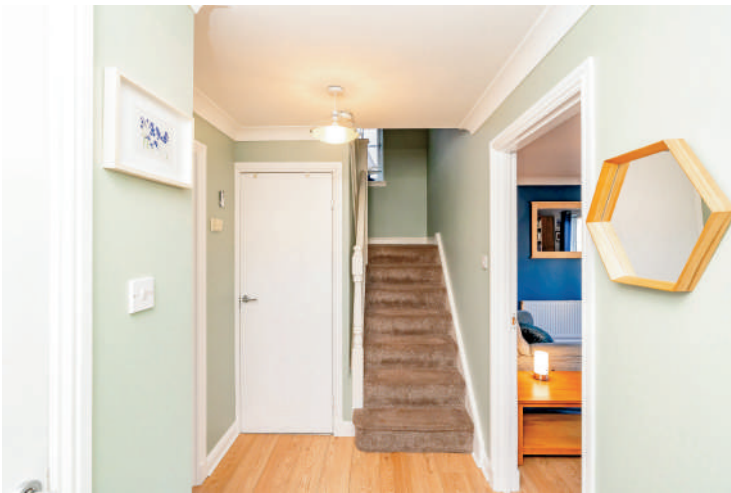
Set within Bathgate's exclusive Meadowpark development, this attractive three-bedroom detached family home offers a wonderful lifestyle, boasting generous and tastefully decorated interiors, a tranquil garden with summer house, and a driveway.

Arranged over two floors, the turn-key property features a bright living room, a spacious dining kitchen with direct access to the garden, three light and airy double bedrooms, one with an en-suite shower room, a well-appointed family bathroom and guest WC.

Close to Bathgate Golf Club, Bathgate Meadows Nature Park, and within easy reach of schools, shops, and transport links, 107 Meadowpark Avenue presents a superb opportunity.

What's special about this house

- Attractive detached three-bedroom home in Bathgate's exclusive Meadowpark development.
- Bright and spacious living room with an elegant decor of handsome wood-effect laminate flooring, which also extends into the entrance hall.
- Generously proportioned dining kitchen opening to the rear garden, the perfect place for family life. Contemporary in design, the sleek kitchen boasts gloss grey wall and floor units with complementary white Earthstone worktops and integrated appliances that include an induction hob, double oven, extractor hood, washing machine and dishwasher.
- South-west-facing principal double bedroom featuring a tasteful interior design, built-in double wardrobe, and a stylish en-suite shower room with a WC and washbasin.
- Neat lawned garden bordering the driveway. Enclosed rear garden laid to lawn with paving and raised beds, enhanced by an idyllic summerhouse.
- Driveway to the side of the house that could be extended into the rear garden, if required.

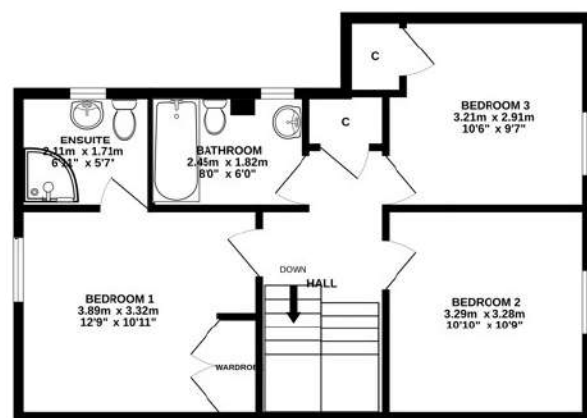
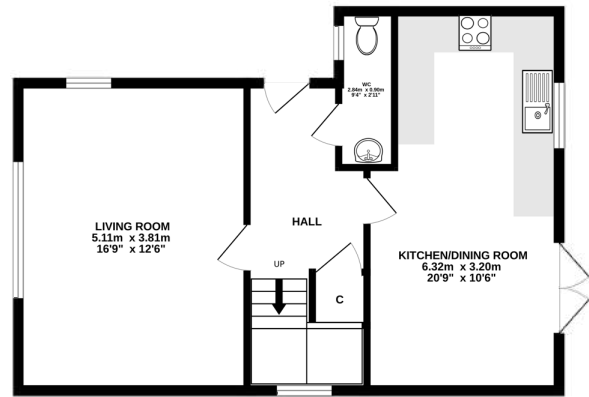


Location and Amenities

- A sought-after family-friendly 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 (23 miles) and Glasgow (27 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 from the property
- Scenic green spaces on the doorstep including Bathgate Meadows Nature Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre

Extras

All floor coverings (except rugs), all blinds, oven/hob, dishwasher, washing machine and garden hut are included



Dimensions

Ground Floor

Living Room	5.11 x 3.81m
Kitchen/Dining	6.32 x 3.20m
WC	2.84 x 0.90m

First Floor

Bedroom 1	3.89 x 3.32m
Ensuite	2.11 x 1.71m
Bedroom 2	3.29 x 3.28m
Bedroom 3	3.21 x 2.91m
Bathroom	2.45 x 1.82m

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.

Home Report valuation	£280,000
Internal floor area	102m ²
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	E
EPC Rating	C
Train station	Bathgate 1.1 miles

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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.