

Turpie
&Co



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Academy Street, Bathgate, EH48 1QG

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49

Academy Street, Bathgate



Offering a superb opportunity, this two-bedroom detached home is ideally positioned close to Bathgate's schools, local amenities, and transport links. Within walking distance of Bathgate Train Station, it provides excellent convenience for commuters while enjoying a central yet residential setting.

The ground floor features a bright and spacious living room, alongside a kitchen that opens into a conservatory, creating a light-filled space for everyday living and dining. Both double bedrooms are generously proportioned and flexible in use, sharing access to a modern shower room. Completing the accommodation is a large carpeted attic, which offers excellent potential as an additional living area or a comfortable double bedroom, subject to requirements.

Externally, the home benefits from a driveway, a detached double garage, and mature gardens to the front, side, and rear, providing ample outdoor space and privacy.

What's special about this house

- Two-bedroom detached home with a large attic, mature gardens, driveway and detached double garage.
- Bright bay windowed living room overlooking the front garden and adorned with an original fireplace, carpeting, a neutral colour palette, and built-in shelving.
- Well-appointed kitchen opening to the conservatory, and featuring shaker-style cabinetry, wood-effect worktops and space for free-standing appliances.
- Conservatory with rear garden and decking access. A delightful space in which to enjoy entertaining or relaxing.
- Generously proportioned principal double bedroom complete with carpeting and built-in mirrored wardrobes.
- Mature front, side, and rear gardens partly nestled behind a large manicured hedge.
- Gated driveway and detached double garage.

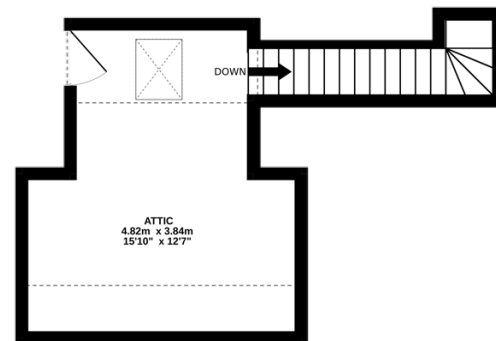
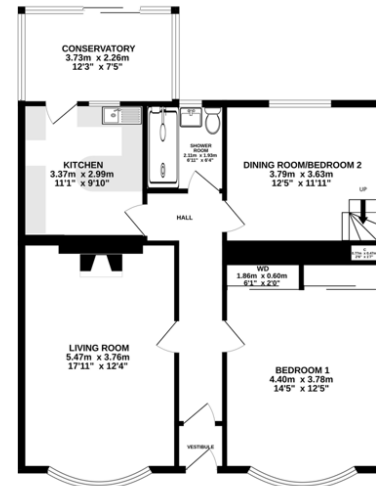


Location and Amenities

- A peaceful residential setting close to the centre of Bathgate
- Bathgate town centre is a short five-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 (20 miles) and Glasgow (26 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute walk
- Edinburgh International Airport is just 13 miles away from the property
- Scenic green spaces on the doorstep including Polkemmet Country Park
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Deer Park Golf and Country Club

Extras

All floor coverings, all light fittings, all blinds, all curtains and garden hut are included



Dimensions

Ground Floor

Living Room	5.47 x 3.76m
Dining Room/Bedroom 2	3.79 x 3.63 m
Kitchen	3.37 x 2.99m
Conservatory	3.73 x 2.26m
Bedroom 1	4.40 x 3.78m
Shower Room	2.11 x 1.93m
Garage	5.00 x 4.52m

First Floor

Attic	3.84 x 4.52m
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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	£230,000
Internal floor area	123m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band E
EPC Rating	Band D
Train station	Bathgate Train Station

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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.