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Lindsay Gardens, Bathgate, EH48 1DT

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# 9

## Lindsay Gardens, Bathgate



Nestled in a cul-de-sac within an established residential development in Bathgate, just a stone's throw from the train station, the town centre and schools, this end-terraced house enjoys three bedrooms, a spacious living room and dining kitchen, a low-maintenance garden and an allocated parking space.

The welcoming ground floor vestibule opens conveniently into an appealing living room, leading in turn to an enviable dining kitchen with rear garden access. A guest WC and useful under-stair storage completes the layout. On the first floor are three versatile bedrooms, two with built-in wardrobes and a sleek family bathroom.

Externally, the property enjoys private parking and a quiet cul-de-sac setting, while remaining conveniently close to local amenities, schools, and transport links.

### *What's special about this house*

- Well-presented three-bedroom end-terraced Bathgate home with private parking and an enclosed rear garden.
- Light-filled and generously proportioned living room overlooking the front of the home and featuring carpeting and a neutral decor.
- Sizeable dining kitchen opening to the rear garden and boasting ample wall and floor cabinetry, a tiled splashback, and worktops. Integrated appliances include a gas hob, oven, and extractor hood.
- Comfortable principal double bedroom with built-in wardrobes.
- Sleek family bathroom complete with a hidden cistern WC, washbasin built into vanity, and wall-mounted shower over bath.
- Low-maintenance enclosed rear garden.
- Allocated parking.
- Popular residential setting close to Bathgate town centre.



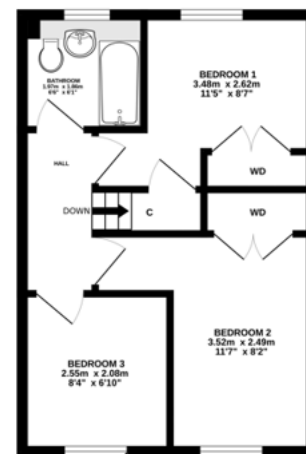
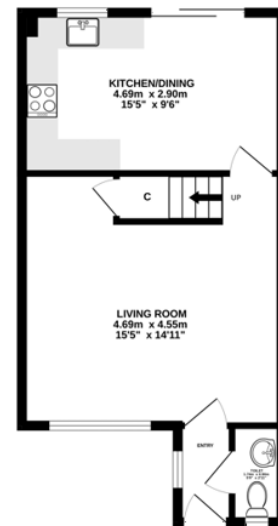


## Location and Amenities

- Catchment for Boghall Primary School and Bathgate Academy
- A peaceful cul-de-sac setting yet close to the centre of Bathgate
- Bathgate town centre is less than a 5-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 within walking distance

*“Three-bed end-terraced home in Bathgate, featuring an open plan kitchen dining area, complete with private rear garden and private parking space.”*

Home Report valuation	£195,000
Internal floor area	74m <sup>2</sup>
School catchment	Boghall Primary School Bathgate Academy
Council tax band	D
EPC Rating	C
Train station	Bathgate



### Dimensions

Living Room	4.69 x 4.55m
Kitchen/Dining	4.69 x 2.90m
WC	1.74 x 0.90m

Bedroom 1	3.48 x 2.62m
Bedroom 2	3.52 x 2.49m
Bedroom 3	2.55 x 2.08m
Bathroom	1.97 x 1.86m

### Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, washing machine and fridge/freezer 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.

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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.