

Turpie
&Co



115



South Mid Street, Bathgate, EH48 1DY

Visit www.turpies.com
or telephone 01506 668448



115

South Mid Street, Bathgate



115 South Mid Street is a truly unique and substantial property, ideally positioned just a short walk from Bathgate town centre and the railway station. Built in 1910, this home was originally two semi-detached villas, which were later combined to create an exceptionally generous family home.

As you enter the home, a welcoming hallway leads to the first reception room, currently used for formal dining. This elegant space has a number of charming features and is a perfect space for entertaining friends and family gatherings. Continuing through, the living room provides a warm and inviting retreat flowing naturally to the kitchen, which in turn opens to the delightful sun room. The sun room, also accessible from the living room, is a bright space and features French doors to the south-facing rear garden. The utility room is conveniently positioned off the kitchen which leads to a secondary hallway. Here, a further public room sits to the left. Two external entrances remain providing exciting scope for reconfiguration.

Upstairs is where all four bedrooms are found. The generous master bedroom features a walk-in wardrobe and ensuite. Two further double bedrooms are served by a family bathroom, while a fourth bedroom/home office provides a peaceful spot for home working.

What's special about this house

- Unique and substantial property positioned just a short walk from Bathgate town centre and train station.
- Warm and inviting living room centred around an open fire that enhances the room's cosy ambience.
- Spacious kitchen and utility room offering practicality, space and storage.
- Bright and uplifting sun room to the rear with wooden flooring and French doors leading to the rear garden creating a seamless connection between indoor and outdoor living.
- Generous master bedroom with walk-in wardrobe and ensuite facilities.
- South-facing rear garden that is both generous and private. A patio area offers an excellent setting for outdoor dining and entertaining.
- There are two separate entrances providing exciting scope for reconfiguration. The layout lends itself to self-contained accommodation, multi-generational living, operating a business from home, or even reinstating the property to two dwellings, subject to necessary consents.



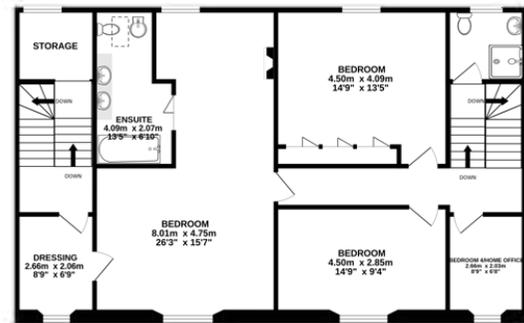
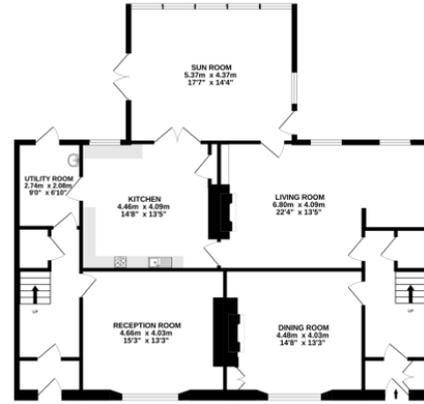






Location and Amenities

- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (21 miles), Glasgow (29 miles) and Stirling (22 miles).
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station which is a five-minute walk from the property.
- National and international flights from Edinburgh Airport – just 14 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.



"A unique and substantial property just a short walk from Bathgate town centre and railway station"

Home Report valuation	£410,000
Internal floor area	253m ²
School catchment	Boghall Primary School Bathgate Academy
EPC Rating	D
Council tax band	E
Train station	Bathgate Train Station

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher and garden hut are included

Dimensions

Ground Floor

Living Room	6.80 x 4.09m
Kitchen	4.46 x 4.09m
Utility Room	2.74 x 2.08m
Sun Room	5.37 x 4.37m
Dining Room	4.48 x 4.03m
Reception Room	4.66 x 4.03m

First Floor

Bedroom 1	8.01 x 4.75m
Ensuite	4.09 x 2.07m
Dressing	2.66 x 2.06m
Bedroom 2	4.50 x 4.09m
Bedroom 3	4.50 x 2.85m
Bedroom 4/Home Office	2.66 x 2.03m
Bathroom	2.03 x 1.88m

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

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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.