

# 45 CROSSHILL DRIVE

Bathgate, West Lothian, EH48 1DE

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## 45 CROSSHILL DRIVE

Positioned on the outskirts of Bathgate, this exclusive, single-storey, detached house offers a semi-rural lifestyle, surrounded by picturesque open countryside and with spectacular views at every turn.

The exceptional family home boasts four double bedrooms (plus a high-spec ensuite), three reception rooms, a multi-car driveway, and landscaped wraparound gardens with a luxury hot tub area. Neutrally presented throughout, it represents the best in contemporary living.

Double doors make a grand entrance into the home, opening into an inviting entrance hall. On the right, we pass through the kitchen to reach another hallway that flows directly to the living room. Here, neutral décor is complemented by solid oak flooring, whilst dual-aspect glazing floods the generous space in natural light, framing the countryside panorama. An imposing fireplace, inset with a multi-fuel stove, forms an exquisite focal point for the room's arrangement, alongside a display cupboard.

Meanwhile, patio doors flow out to the gardens' timber deck for summer soirees. There is a separate family room with patio doors to the garden and a congenial dining room, providing a total of three reception areas for your enjoyment.







## A KITCHEN WITH MONOCHROME- INSPIRED DESIGN

In the kitchen, a monochrome-inspired design adds to the modern appeal, coming fitted with white cabinets and sweeping black granite-effect worktops, backed by metro-style splashbacks. It has dual-aspect windows and plinth lighting for ambient moods, as well as a fantastic range of integrated appliances.





## BEDROOMS & BATHROOMS

Located throughout the property are three generous double bedrooms with built-in wardrobes, all displaying the same attention to detail that underpins this impressive home. The master bedroom has the added luxury of a stylish four-piece en-suite bathroom, including a sunken bathtub and a double walk-in shower. Plus, it features French doors to a private terrace for admiring the open farmland views. In addition, a fourth double bedroom, currently arranged as a home gym, showcases the flexibility of the property, and its excellent potential to suit the requirements of the new owners. Finishing the home is a rear vestibule and a high-spec family bathroom, with attractive half-height tiling and a luxury three-piece suite, including a corner bathtub. Gas central heating and double glazing ensure a comfortable living environment all year round.





# BEAUTIFUL LAWNED GARDENS

Outside, beautiful lawned gardens wrap around the property, bordered by leafy greens and enclosed with established hedgerows to offer outstanding privacy. Landscaped for the entire family, there are also two timber-decked areas, one for alfresco dining and the other with a luxury hot tub for relaxing under a starlit sky. Furthermore, both areas perfectly capture the far-reaching countryside views. There is a large cellar for storage, accessed from outside or a hatch from the living room, and a gravelled driveway with parking for multiple vehicles.

**EPC Rating - TBC**

Please note: Some of the rooms in the property have been virtually staged from actual photographs of the rooms.





# THE LOCATION

Newly refurbished, Bathgate town centre offers a traditional shopping experience with ample parking and a mixture of high-street favourites and good local businesses. There is also a weekly trader’s market and for the big weekly shop, there is a wide choice of supermarkets both locally and within the surrounding area.



If you feel the need for refreshments along the way, there are welcoming restaurants, coffee shops, and bars close by. More extensive shopping abounds with The Centre in Livingston (only 10 minutes away) and the Gyle shopping centre and Edinburgh, both just 25 minutes by car.

Commuters will appreciate the first-class transport links provided by the new state-of-the-art railway station, with high-speed trains to Glasgow, the capital, and beyond. Bathgate is situated conveniently close to the M8 and M9 motorways for easy access to Edinburgh International Airport, just 25 minutes away. There is also a regular bus service networking throughout the county.

Bathgate offers great keep fit opportunities with a sports centre, swimming pool, and fitness suites. Golfers will be thrilled as well, with two superb local courses and many others to choose from in the surrounding area.

Popular local primary schools include Balbardie and Simpsons feeding into Bathgate Academy. There are also great local nurseries offering all day and wrap around care. Tertiary education is provided in West Lothian and Oatridge Colleges.

In the surrounding area there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention the country parks closer to home, Polkemmet, Beecraigs and Almondell, offering a great variety and endless opportunities for outdoor leisure pursuits.

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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## DIMENSIONS

Living Room	6.00m x 5.05m	Bedroom 2	3.61m x 3.21m
Dining Room	3.19m x 3.61m	Bedroom 3	3.19m x 3.00m
Kitchen	4.39m x 5.98m	Bedroom 4	3.59m x 4.40m
Master Bedroom	4.09m x 4.01m	Bathroom	2.99m x 2.70m
En-suite	2.97m x 2.58m	Gym	5.31m x 5.36m

## EXTRAS

All fitted floor and window coverings, light fittings, integrated appliances (ceramic hob, statement extractor, eye-level oven/grill, microwave, wine cooler, and dishwasher), an American-style fridge/freezer, garden furniture, and a hot tub to be included in the sale. Full commercial gym equipment (as seen in the photographs) is available by separate negotiation.



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