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61 Napier Avenue, Bathgate, West Lothian, EH48 1DF



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Enjoying far-reaching countryside views from a quiet residential setting in Bathgate, this spacious, three-bedroom, semi-detached house boasts modern interiors, flexible family living space, and a conservatory. Accompanied by well-maintained private gardens, a multi-car driveway, and a detached single garage, and located within walking distance of the town centre, schools, and the train station, this immaculate property represents a wonderful family home in a well-connected location.

On opening the front door, you are welcomed in by a bright entrance hall, enhanced by handsome oak-styled flooring, which flows into the home's living accommodation on the left. This reception room is tastefully presented in a palette of understated neutral tones and lit by a wide picture window, with views onto the front garden. The comfortable area promises flexibility and ample room for furniture arrangements, flowing under an open archway into a dining area for family meals and formal entertaining. Extending the home's living accommodation even further, glazed doors yield access to a versatile conservatory, which opens to the enclosed rear garden. Completing the ground floor, a kitchen (with garden access) benefits from built-in pantry storage and boasts a good range of contemporary cabinetry, paired with stylish worktops and splashbacks. It comes equipped with integrated and freestanding appliances. Upstairs, a landing, with a linen cupboard, leads to two generous double bedrooms with built-in wardrobes, and a versatile double bedroom, setup as a home office with built-in storage. All three double bedrooms are fitted with sleek, wood-styled flooring and are attractively decorated in modern styles. The master bedroom also enjoys inspiring countryside views. Finally, a modern shower room features a three-piece suite set against a backdrop of soft-toned tiling. Gas central heating and double glazing are found throughout.

In addition to a mature, well-kept garden to the front, the home enjoys an enclosed, low-maintenance rear garden, featuring a paved dining patio and a large, decked terrace. Parking for multiple vehicles is provided by a monoblock driveway leading to a detached single garage.

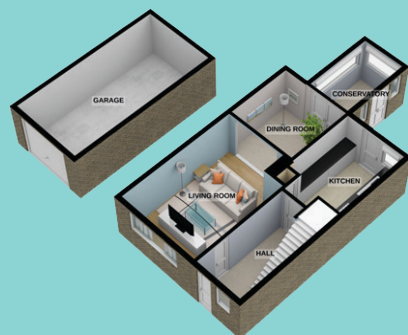
EPC Rating - D



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.

GROUND FLOOR



FIRST FLOOR



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Dimensions

Living Room	3.30m x 4.71m	Bedroom 2	3.26m x 3.83m
Kitchen	2.49m x 3.90m	Bedroom 3	2.53m x 2.95m
Dining Room	2.75m x 2.63m	Bathroom	1.90m x 1.65m
Conservatory	1.78m x 2.81m	Garage	3.01m x 5.93m
Master Bedroom	3.28m x 3.23m		

Extras to be included in the sale

Extras: Included in the sale are all fitted floor coverings, light fittings, integrated kitchen appliances and the washing machine.



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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.