

Turpie  
&Co

49

Newlands Court, Bathgate, EH48 2GD

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# Location and Amenities

- Catchment for Balbardie & St Mary's Primary Schools and Bathgate Academy & St Kentigerns Secondary Schools.
- Bathgate high street is a mere 15 minutes' walk away, providing an array of high street stores, supermarkets plus fantastic bars and pubs!
- A regular bus service, providing easy access into the town centre and to fast mainline rail connections to Edinburgh and Glasgow
- Close to the M8, giving easy access to Edinburgh (22 miles) and Glasgow (28 miles)
- National and international flights from Edinburgh Airport - just 15 miles away
- Easy access to leading designer outlets in Livingston (6 miles on the M8)



**GROUND FLOOR**  
63.6 sq.m. (684 sq.ft.) approx.

TOTAL FLOOR AREA: 63.6 sq.m. (684 sq.ft.) approx.  
Made with Magic 3D/2D


**Dimensions**

Kitchen:	3.4m x 3.36m
Living Room:	3.4m x 4.3m
Bedroom 1:	3.5m x 3.2m
Ensuite:	2.8m x 0.9m
Bathroom:	2.9m x 1.6m


**Extras**  
All floor coverings, light fittings, blinds and curtains. Integrated oven/hob

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	£95,000
Internal floor area	64m <sup>2</sup>
School catchment	Balbardie Primary St Mary's Primary Bathgate Academy St Kentigerns Academy
Council tax band	C
Train station	Bathgate 1.5 miles, Armadale 4 miles, Livingston North 6 miles



Pioneers in Property



**Kelli Blyth**  
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.