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The Bath House, Gowanbank, FK1 2JY

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The Bath House, Gowanbank



A stunning detached two-bedroom converted farm building with picturesque gardens, quietly situated in a rural setting of outstanding natural beauty, in Gowanbank close to the small West Lothian village of Avonbridge.

Extensively upgraded and spanning two floors, the stonebuilt Bath House offers light and luxurious accommodation with statement magazine-worthy interiors, finished to the highest specification including; a striking first floor mezzanine-style living room with exposed slate and VELUX windows; a bespoke ground floor designer kitchen flooded by natural light to provide an enviable entertaining area; two stylish bedrooms and an indulgent shower room. Its expertly landscaped gardens with lawn, paving, patio, and borders looking onto the surrounding unspoiled woodland and countryside, and a spacious garage and driveway, make this an enviable home.

The property is close to local amenities within Avonbridge including a village shop and post office, as well as retail, leisure, and dining choices available in Falkirk, Linlithgow, and Bathgate.

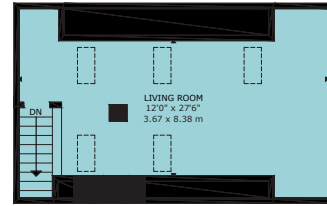
What's special about this house

- Stunning and naturally bright design-led accommodation finished to the highest standard.
- A striking mezzanine-style living room occupying nearly the whole of the first floor with a contemporary monochrome interior design.
- Meticulously thought-out designer kitchen with a delightful dual aspect, full-height glazing, and French doors opening onto the gravelled driveway and providing a bright and open outlook. This spectacular modern living space features integrated appliances including a gas hob, and oven. The central kitchen island offers relaxed dining for four.
- Beautifully landscaped and extensive rear garden with an unspoiled open outlook over the rolling countryside and woodlands.
- Countryside setting yet close to Avonbridge Village and the bustling towns of Falkirk, Linlithgow, and Bathgate, all with exceptional amenities along with regular transport links to Edinburgh and Glasgow.

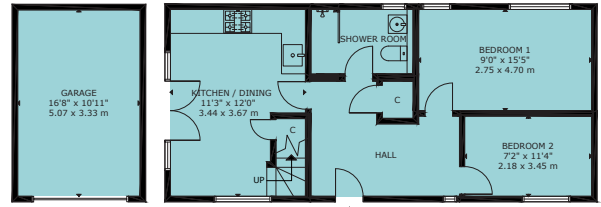


Location and Amenities

- Bathgate, Linlithgow, and Falkirk boast a variety of stores, supermarkets, bars, and restaurants along with leisure facilities including swimming pools and fitness classes.
- Ideal commuter location near to the M8 with easy access to Edinburgh (27 miles) and Glasgow (25 miles).
- Excellent rail transport links to Edinburgh and Glasgow via the stations at Bathgate, Linlithgow, and Falkirk.
- Edinburgh International Airport is just 20.5 miles away from the property.
- Scenic green spaces on the doorstep including Muiravonside Country Park, Beecraigs Country Park, and the Avon Falls and river walk.
- Close to superb recreational activities such as Xcite Bathgate Leisure Centre, The Mariner Leisure Centre, The Falkirk Wheel, Linlithgow Palace, and renowned golf clubs.



FIRST FLOOR



FIRST FLOOR

Dimensions:

Ground Floor –

Kitchen/Dining	3.44x 3.67m
Bedroom (1)	2.75 x 4.70m
Bedroom (2)	2.18 x 3.45m
Shower Room	1.75 x 2.00m
Garage	5.07 x 3.33m

FIRST FLOOR –

Living room	3.67 x 8.38m
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Extras

Floor coverings, most light fittings, blinds, oven, hob, washer/dryer, garden hut and summerhouse.

EER Band is: Band E

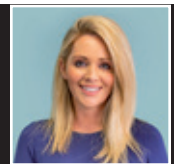
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Ideal for those seeking a serene home with great transportation and nearby attractions, this is an excellent opportunity.”

Home Report valuation	£350,000
Internal floor area	101m ²
School catchment	Westfield Primary and Linlithgow Academy
Council tax band	Band F
Train station	Bathgate 6.0 miles, Falkirk 6.4 miles, Linlithgow 8.3 miles

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Pioneers in Property



Natasha Fontaine
Property Manager