

Turpie
&Co



Netherlea, Balmuir Road, Bathgate

Visit www.turpies.com
or telephone 01506 668448



Netherlea, Balmuir Road



With full planning permission and building warrants secured to extend and remodel, and all architectural plans available, this three-bedroom cottage on the fringes of Bathgate presents a rare opportunity to create a family home in your own style.

Enjoying a wonderful position surrounded by picturesque countryside and with uninterrupted open views, the 1536sq.ft layout comprises a spacious dual-aspect living room boasting a delightful aspect; a versatile and sizeable dining room; a compact kitchen with adjacent storage room and access to a generous utility room leading out to the garden; a convenient home office; three light and airy double bedrooms; a ground floor WC, and a family bathroom.

Nestled in its own tranquil large garden boasting a flourishing vegetable patch, the property serves as a haven for diverse wildlife including kestrels, woodpeckers, and sparrowhawks. It is a peaceful retreat that also enjoys sightings of lambs in the field opposite.

Planning reference – 1156/H/21

What's special about this house

- Generously proportioned three-bedroom semi-rural cottage that has approved planning in place and offers excellent potential for renovation.
- Spacious dual-aspect living room with French doors opening out to the patio and garden. Along with a large picture window, the other charming focal point is an open fireplace nestled in a stone chimney breast.
- Well-presented kitchen featuring shaker-style oak wall and floor units alongside quartz-effect worktops and splashback in a natural stone hue and an integrated oven, hob, and extractor hood.
- Three light and airy double bedrooms, two with built-in wardrobes.
- A spacious garden bordered by beech trees serves as an idyllic setting, complete with a tranquil stream. Comprising of a lawn and patio there is also a flourishing fruit and vegetable patch.
- There is a sizeable parking area.



Location and Amenities

- Catchment for Windyknowe primary school and Armadale Academy.
- Peaceful semi-rural setting yet less than a five-minute drive from Bathgate.
- Bathgate town centre offers a diverse range of high street stores, supermarkets, fashionable bars, and thriving restaurants.
- Perfectly situated for commuters with easy access to Edinburgh (21 miles) and Glasgow (28 miles) via the M8.
- Bathgate Railway Station with swift links to Edinburgh and Glasgow is a five-minute drive.
- Proximity to Edinburgh International Airport, only 14 miles from the property.
- Scenic green spaces on the doorstep including Ballencrieff Country Park.
- Close to Balbardie Park of Peace Golf Club and Xcite Bathgate.
- An array of high-quality boutiques and eateries await at Livingston Designer Outlet (6 miles via the M8).



TOTAL FLOOR AREA: 142.7 sq. m. (1336 sq. ft.) approx.
Map not to scale 0001

Dimensions:

Ground Floor –

Living Room	6.10 x 4.86m
Dining Room	4.52 x 4.21m
Kitchen	3.31 x 2.16m
Utility Room	2.93 x 2.43m
Bedroom 3	4.52 x 4.15m
Office	2.58 x 2.42m
WC	2.93 x 1.56m

First Floor –

Bedroom 1	4.21 x 3.70m
Bedroom 2	3.62 x 3.08m
Bathroom	4.21 x 2.31m

Extras

All flooring covering, light fittings, blinds (except the ones in bedroom one), curtains (except the ones in the upstairs bedrooms), garden hut and play house are included.

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.

“This property is a unique find that combines an idyllic setting with excellent proximity to retail, dining, and leisure amenities.”

Home Report valuation	£370,000
Internal floor area	143m ²
School catchment	Windyknowe primary school and Armadale Academy
Council tax band	Band F
EPC band	Band F
Train station	Bathgate 2.1 miles Armadale 3.7 miles

Turpie Co

Pioneers in Property



Gillian Greenwell
Director