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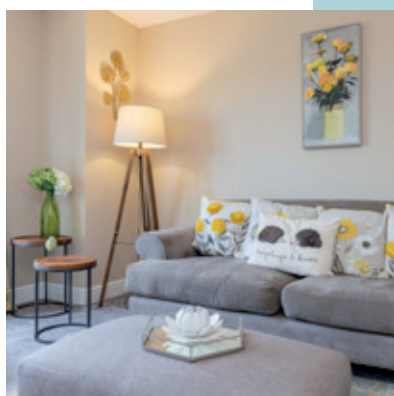
2 Mavis Bank, Bathgate, EH48 4GZ

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# 2

## Mavis Bank, Bathgate



**Impeccably presented with immaculate interiors and boasting views of Balbardie Park of Peace and the Bathgate Hills, this exceptional two-bedroom apartment in a sought-after area of Bathgate will surely attract a wide range of buyers.**

This stylish ground-floor residence, ideal for professionals, first-time buyers, or couples, offers a spacious layout and a bright west-facing lounge adorned with an elegant decor and twin windows that provide picturesque views. The contemporary kitchen is designed, featuring space for informal dining. West-facing the luxurious principal double bedroom boasts built-in wardrobes and a lavish en-suite shower room, while an additional double bedroom provides a serene space for relaxation. A modern, stylish shower room completes this outstanding home.

Within easy reach of Bathgate's town centre and train station and set in shared landscaped grounds with residents' parking this is a fantastic opportunity.

### What's special about this house

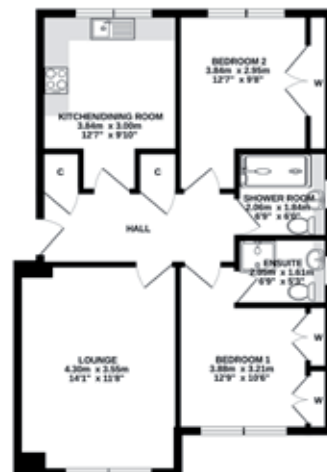
- Generously proportioned and bright west-facing carpeted lounge with twin windows, a Juliet balcony, and an elegant interior design. Enjoys delightful views across Balbardie Park of Peace to Bathgate Hills.
- Light-filled east-facing contemporary kitchen adorned with parquet flooring and an L-shaped layout featuring under-base-lit white wall and floor units, a tiled splashback, oak-effect worktops and high-spec integrated appliances including an extractor hood, induction hob, and oven. The layout allows for relaxed informal dining.
- Sumptuous west-facing principal double bedroom with a tasteful interior design including plush carpeting and built-in double wardrobes. Twin windows flood the space with natural light. Features a relaxing en-suite shower room with a hidden cistern WC and washbasin set against mosaic tiles.
- A second beautifully presented east-facing double bedroom boasting built-in wardrobes and plentiful natural light.
- Residents' parking and shared landscaped grounds.





# Location and Amenities

- A sought-after and peaceful residential setting directly opposite Balbardie Park of Peace, yet close to the centre of Bathgate.
- Bathgate town centre is a short twenty-minute walk, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (28 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 20-minute walk.
- Edinburgh International Airport is just 14 miles away from the property.
- Scenic green spaces on the doorstep including Balbardie Park of Peace.
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Balbardie Park of Peace Golf Club, and Deer Park Golf and Country Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).



## Dimensions:

### Ground Floor –

Lounge	4.30 x 3.55m
Kitchen/Dining Room	3.84 x 3.00m
Bedroom (1)	3.88 x 3.21m
Ensuite	2.05 x 1.61m
Bedroom (2)	3.84 x 2.95m
Shower Room	2.06 x 1.84m

## Extras

All flooring coverings, light fittings, blinds, and curtains are included.

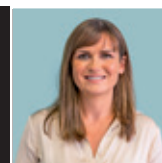
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

*“This immaculate two-bedroom apartment in Bathgate offers stunning views, and modern amenities, all conveniently close to the town centre.”*

Home Report valuation	£160,000
Internal floor area	59 m2
School catchment	Balbardie Primary School and Bathgate Academy
Council tax band	Band C
EPC band	Band C
Train station	Bathgate Station 1.1 miles

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Pioneers in Property



**Kirsty Black**  
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.