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20 James Young Road, Bathgate EH48 2UP

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James Young Road, Bathgate



This exceptional five-bedroom detached home in Bathgate's sought-after Wester Inch is meticulously designed to offer style and comfort. It boasts four living and reception areas, landscaped front and rear gardens, and a double garage and driveway.

Set over two floors, the pristine accommodation includes at ground level a dual-aspect, light-filled living room; a spectacular dining kitchen that opens to the family room and features an adjoining utility; a peaceful office; an elegant south-facing dining room and a WC. The first floor hosts a magnificent principal double bedroom complete with an en-suite bathroom; four further double bedrooms, one with an en-suite and a family bathroom.

What's special about this house

- Dual-aspect living room enjoying a south-facing aspect through charming bay windows. French doors open to the rear garden.
- Striking modern dining kitchen overlooking the rear garden. It features under-base-lit wall and floor cabinetry in a natural hue; black gloss quartz-effect worktops and a mosaic-tiled splashback. Integrated appliances include a gas hob nestled in a kitchen island; a ceiling extractor hood; an eye-level microwave and an oven. An adjoining utility offers further storage and garden access.
- Versatile family room with a sleek black tiled floor, leading to the rear garden through French doors.
- Spectacular south-facing principal double bedroom showcasing bay windows to the front and built-in bespoke wardrobes. A well-appointed en-suite bathroom complete with a chrome towel radiator, WC, shower enclosure, bath, and washbasin.
- Neat front garden with a lawn, decorative stones, and a sandstone pathway. Beautifully landscaped rear garden combining timber decking, paving, and lawn.
- Integral double garage and monoblock driveway.









Location and Amenities

- A popular and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-minute drive, 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 (22 miles) and Glasgow (27 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 14 miles from the property
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre

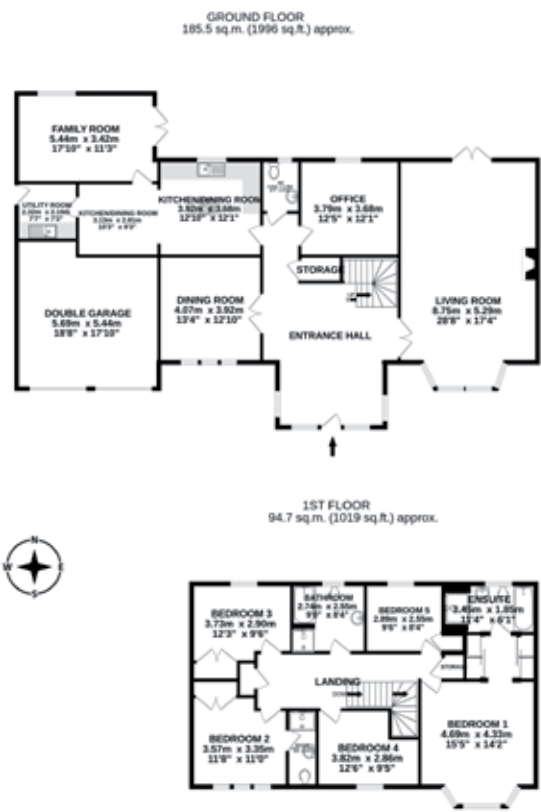
“Stunning five-bedroom home in Bathgate’s Wester Inch featuring landscaped gardens, a double garage, and luxurious en-suite bedrooms. Perfect for elegant living.”

Home Report valuation	£540,000
Internal floor area	280m ²
School catchment	Simpson Primary School, Bathgate Academy
EPC Rating	Band C
Council tax band	Band G
Train station	Bathgate Station

Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, and fridge/freezer. A washing machine, tumble dryer and a second fridge/freezer is negotiable.

Ground Floor / First Floor



Dimensions

Ground Floor	
Living Room	8.75m x 5.29m
Kitchen/Dining Room	6.81m x 3.92m
Family Room	5.44m x 3.42m
Office	3.79m x 3.68m
Utility Room	2.32m x 2.19m
Double Garage	5.69m x 5.44m

First Floor	
Bedroom (1)	4.69m x 4.33m
Ensuite	3.45m x 1.85m
Bedroom (2)	3.57m x 3.35m
Ensuite	2.86m x 1.10m
Bedroom (3)	3.73m x 2.90m
Bedroom (4)	3.82m x 2.86m
Bedroom (5)	2.89m x 2.55m
Bathroom	2.74m x 2.55m

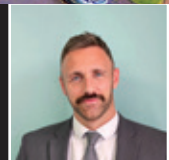
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Steven Irvine
Property Manager

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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.