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47 Mavis Bank, Bathgate, EH48 4GY

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Mavis Bank, Bathgate

Nestled in a tranquil cul-de-sac location beside Balbardie Park of Peace, this five-bedroom detached home offers an exceptional family lifestyle with its generous layout, east and west-facing orientation, well-presented interiors, and enclosed landscaped garden.

Designed for comfort and flexible family living, the bright west-facing sitting room seamlessly flows into an adjoining dining room, which in turn leads to a contemporary open-plan east-facing dining kitchen boasting garden access, perfect for everyday living and entertaining. Five well-proportioned double bedrooms, offer versatility to suit various needs, with two benefitting from en-suite shower rooms. A stylish family bathroom, utility, and a guest WC complete the accommodation. There is a driveway and integral garage for off-street parking.

Offering swift access to the Bathgate Hills along with schooling, transport links, and an array of retail and leisure amenities.

What's special about this house

- Appealing five bedroom detached Bathgate family home with an east-west-facing orientation, a well-presented interior, and a versatile layout. Off-street parking and a landscaped rear garden enhance its appeal.
- Bright and spacious west-facing carpeted sitting room overlooking the front garden with French doors leading to an east-facing formal dining room.
- Well-appointed dining kitchen opening to the east-facing rear garden. U-shaped in design to maximise the layout, it boasts wood-effect wall and floor units and complementary worktops alongside a mosaic-tiled splashback and integrated appliances that include an extractor hood, gas hob, and oven. A utility offers further storage.
- Formal dining room with a curved bay window overlooking the rear garden and adjoining both the dining kitchen and sitting room.
- Generously proportioned west-facing principal double bedroom enjoying an abundance of natural light and a tasteful interior design including built-in double wardrobes and an en-suite shower room with a WC and washbasin set against coastal blue mosaic tiles.
- East-facing enclosed landscaped rear garden with a manicured lawn, paving, and raised beds. A wonderful place in which to enjoy family life.
- Driveway bordered by the front garden and leading to an integral garage.
- Sought-after residential development minutes from local schooling, amenities, and green space.
- Within easy reach of rail and road links to Glasgow and Edinburgh.









Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy Secondary School
- A sought-after and peaceful residential setting directly adjacent to 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 25-minute walk
- Edinburgh International Airport is just 14 miles away from the property
- Scenic green spaces on the doorstep including Bathgate Hills and Balbardie Park of Peace housing football pitches, outdoor gym, and a playpark

“Spacious and versatile, this five-bedroom home beside Balbardie Park offers modern family living with landscaped gardens and excellent amenities nearby.”

Home Report valuation	£395,000
Internal floor area	183.9 m ²
School catchment	Balbardie Primary School Bathgate Academy School
EPC Rating	Band C
Council tax band	Band G
Train station	Bathgate Railway Station

Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, dishwasher, fridge/freezer, fridge, freezer, trampoline, compost container, and cold frame are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Kitchen	6.63m x 2.96m
Dining Room	4.24m x 3.66m
Living Room	5.42m x 3.63m
Gym	4.95m x 2.31m
Utility Room	2.23m x 1.81m
Garage	5.09m x 2.57m

First Floor

Bedroom (1)	5.00m x 4.34m
Ensuite (1)	2.02m x 1.63m
Bedroom (2)	3.53m x 2.56m
Bedroom (3)	3.64m x 3.04m
Ensuite (3)	2.18m x 1.59m
Bedroom (4)	3.35m x 3.06m
Bedroom (5)	3.11m x 2.54m
Bathroom	2.22m x 2.56m

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Pioneers in Property



Kirsty Black
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.