



16



## Ballencrieff Mill, Bathgate, EH48 4LL

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# 16

## Ballencrieff Mill, Bathgate, EH48 4LL



Uniquely set within a beautifully converted former historic mill, this two-bedroom end-terraced home with a private enclosed garden and parking impresses with its spacious interiors and stylish modern finishes.

Spanning two floors, the impressive layout boasts a generously proportioned and open-plan lounge and kitchen that also allows for casual dining; two bright double bedrooms with built-in wardrobes, and a well-appointed shower room.

Just five minutes by car from Bathgate town centre and benefitting from excellent transport links, the property also enjoys easy access to a wide range of recreational amenities including Balbardie Park of Peace Golf Club, Beecraigs Country Park, and Xcite Bathgate.

### *What's special about this house*

- Two-bedroom, two-floor end-terraced home with a private garden and parking set within a converted former mill.
- Wonderfully bright and spacious lounge allowing for comfortable day-to-day living, dining, and entertaining. Carpeted and with a soft neutral palette, it is separated from the kitchen by a carefully considered partition.
- Well-appointed kitchen featuring cream wall and floor units, black worktops, and a tiled splashback. Integrated appliances include a hob, eye-level grill, and oven. A breakfast bar allows for informal dining.
- Two light and airy double bedrooms each with built-in wardrobes.
- Stylish shower room boasting a hidden cistern WC and washbasin built into vanity.
- Mainly laid to paving but with some grass, the enclosed garden with a tranquil seating area, greenhouse and shed is a superb outdoor escape.
- Enclosed driveway.





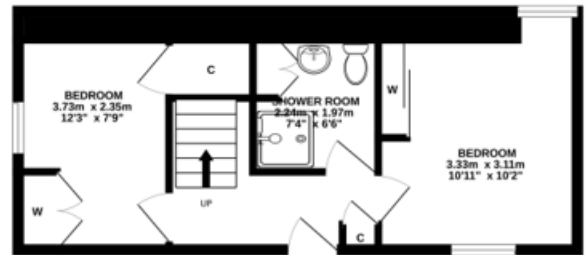
## Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy
- A quiet residential setting located on the edge 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 (28 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 within easy reach include Beecraigs Country Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Balbardie Park of Peace

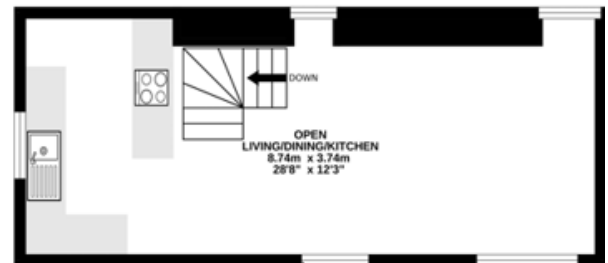
*“Stylish two-bed end terrace in a converted historic mill near Bathgate, featuring spacious interiors, a private garden, and resident parking.”*

Home Report valuation	£185,000
Internal floor area	61.2m <sup>2</sup>
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	D
EPC Rating	C
Train station	Bathgate 1.4 miles

GROUND FLOOR



1ST FLOOR



### Dimensions

Ground Floor	3.33 x 3.11m
Bedroom 1	2 3.73 x 2.35m
Bedroom 2	2.24 x 1.97m
Shower Room	

### First Floor

Living/Dining/Kitchen	8.74 x 3.74m
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### Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, washing machine, fridge/freezer, garden hut, garden furniture, breakfast bar stools in kitchen and greenhouse 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.

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**Kirsty Black**  
Property Manager