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Meadowpark Avenue, Bathgate, EH48 2SU

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62

Meadowpark Avenue, Bathgate



Occupying a superb position within Bathgate's exclusive Meadowpark development, this exceptional detached five bedroom villa boasting three living and reception areas, gardens, and parking is the epitome of desirable modern living.

Spanning two thoughtfully designed floors, the versatile layout comprises a bright and spacious lounge leading to a dining room which in turn opens into a delightful sunroom with garden access and a generous kitchen with utility. The ground floor is completed by a double bedroom currently styled as a comfortable second lounge and a guest WC. On the first floor are four light and airy double bedrooms with the principal featuring a sleek en-suite and the remaining sharing access to a well-appointed family bathroom.

Set close to Bathgate Golf Club and the tranquil Bathgate Meadows Nature Park, and within easy reach of schools, shops, and transport links, this is an ideal blend of comfort, space, and location.

What's special about this house

- Bright lounge with a large front-facing picture window. With French doors opening to the adjacent dining room.
- Versatile dining room adorned with wooden flooring and enjoying rear garden views. Opening to the lounge, sunroom, and kitchen it offers a variety of uses.
- Kitchen with a tranquil rear garden aspect and boasting white handleless wall and floor units, grey quartz-effect worktops that extend to a peninsula counter and high-spec integrated appliances including a grill, oven, gas hob, and extractor hood. An adjacent utility provides further storage.
- Sunroom with French doors to the garden allowing for a seamless indoor and outdoor connection.
- Principal double bedroom overlooking the front of the property. It features built-in double wardrobes and a sleek en-suite shower room.
- Neat front garden with low-maintenance mature plants. Enclosed rear garden featuring decking, decorative stones, ornamental hedging, and a small pond.
- Integral garage and driveway.



Location and Amenities

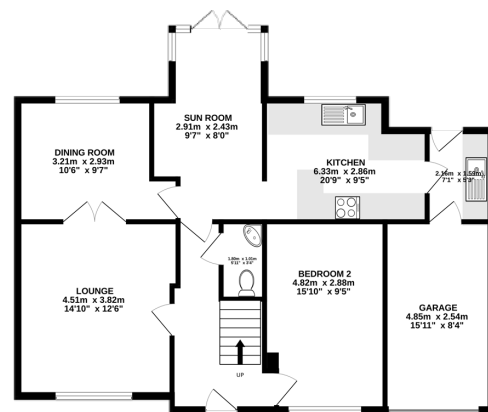
- A sought-after family-friendly setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (23 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 Bathgate Meadows Nature Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre

Extras

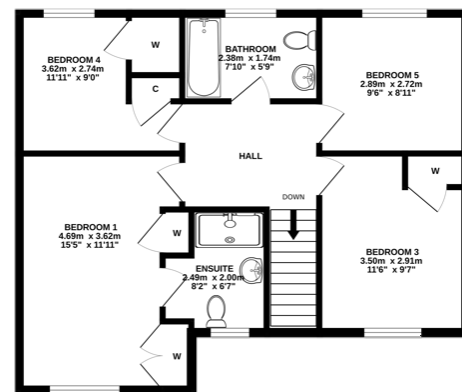
All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, fridge/freezer and garden hut are included.

Home Report valuation	£375,000
Internal floor area	145m ²
School catchment	Windyknowe PS Armada Academy
Council tax band	F
EPC Rating	C
Train station	Bathgate 1.1 mile

GROUND FLOOR



1ST FLOOR



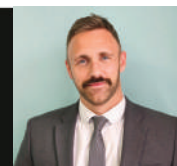
Dimensions

Lounge	4.51m x 3.82m
Sun Room	2.91m x 2.43m
Kitchen	6.33m x 2.86m
Dining Room	3.21m x 2.93m
Utility	2.16m x 1.59m
Bedroom 2	4.82m x 2.88m
Garage	4.85m x 2.54m
Bedroom 1	4.69m x 3.62m
Ensuite	2.49m x 2.00m
Bedroom 3	3.50m x 2.91m
Bedroom 4	3.62m x 2.74m
Bedroom 5	2.89m x 2.72m
Bathroom	2.38m x 1.74m

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

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.