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Bridgend Gardens, Bathgate, EH48 2FF

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Bridgend Gardens, Bathgate



Bright, spacious, and well-located, this two-bedroom first-floor Bathgate apartment with residents' parking is perfectly suited to a wide range of buyers seeking comfort and convenience.

The well-designed layout includes a comfortable living room, a modern kitchen, two airy double bedrooms, one with a private en-suite, and a well-appointed bathroom.

Ideally located it is within easy reach of Bathgate town centre, local amenities, green space, and the train station, with regular services to both Edinburgh and Glasgow.

What's special about this house

- Two-bedroom first floor Bathgate apartment enjoying an east and west-facing orientation, a bright, spacious interior, and residents' parking.
- Comfortable and light-filled living room boasting plush carpeting and a warm decor.
- Modern kitchen with an L-shaped layout showcasing wood-effect wall and floor units, smooth black worktops, and a tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood.
- Bright carpeted principal double bedroom with a tasteful interior design and built-in mirrored wardrobes. The adjoining en-suite shower room features a WC and washbasin.
- Residents' parking

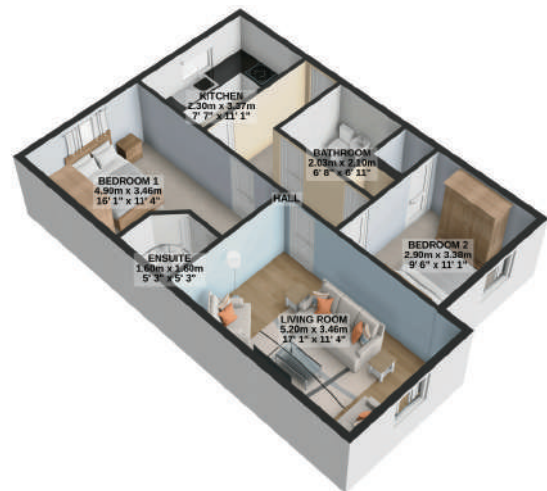
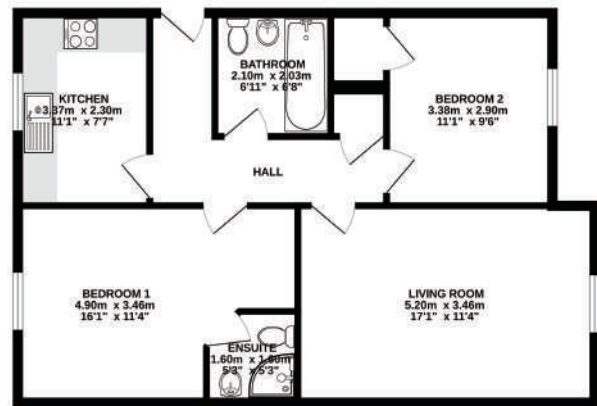


Location and Amenities

- Bathgate town centre is within easy reach, 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 5-minute drive
- Edinburgh International Airport is just 13 miles away from the property
- Open green spaces on the doorstep including Bathgate Meadows Park
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate 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)

"Bright and spacious two-bed first-floor apartment in Bathgate, featuring a modern kitchen, en-suite bedroom, and residents' parking."

Home Report valuation	£150,000
Internal floor area	67m ²
School catchment	Windyknowe PS Armada Academy
Council tax band	C
EPC Rating	B
Train station	Bathgate 1 mile



Dimensions

Living Room	5.20 x 3.46m
Kitchen	3.37 x 2.30m
Bedroom 1	4.90 x 3.46m
Ensuite	1.60 x 1.60m
Bedroom 2	3.38 x 2.90m
Bathroom	2.10 x 2.03m

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



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.