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118



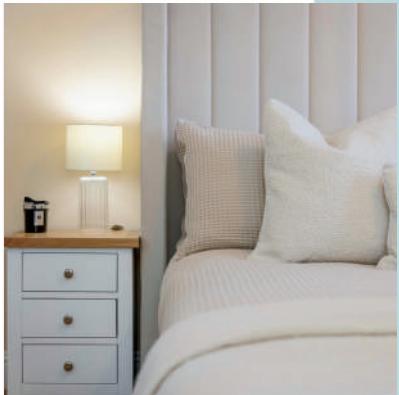
Glasgow Road, Bathgate, EH48 2AH

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# 118

## Glasgow Road, Bathgate



118 Glasgow Road is a stunning period cottage, beautifully re-imagined to an exacting standard, creating a stylish home with flexibility to accommodate any stage of life. Positioned within walking distance of Bathgate town centre and just a five-minute drive from the railway station, the property is ideally placed for commuters, with excellent transport links connecting Edinburgh and Glasgow.

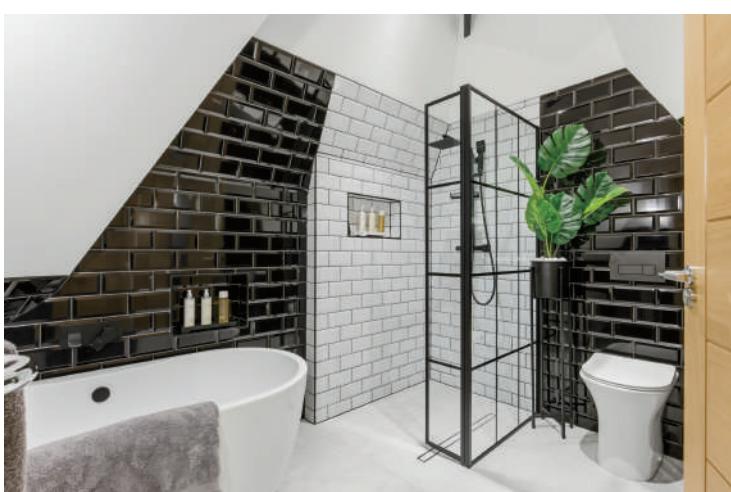
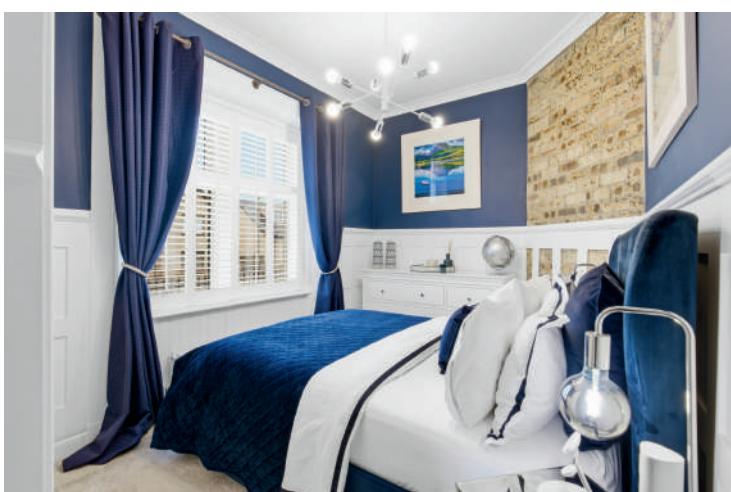
The welcoming entrance vestibule immediately sets the tone for the quality and character found throughout the property. To the left sits the impressive principal bedroom. Adjacent to this is a thoughtfully designed ground floor shower room.

The heart of the home lies beyond, a superb open-plan kitchen, dining and living area. This stunning space is designed for modern family life and entertaining. A separate lounge sits adjacent to this space, offering a more intimate setting.

The staircase, finished with solid oak treads and a contemporary glass balustrade, leads to the first floor. Here, two further double bedrooms are found. One bedroom is currently utilised as a home office and with a large Velux window flooding the room with natural light. The upper floor is completed by a luxurious bathroom. The hallway provides excellent storage, incorporating a wall of fitted cupboards/wardrobes in addition to eaves storage.

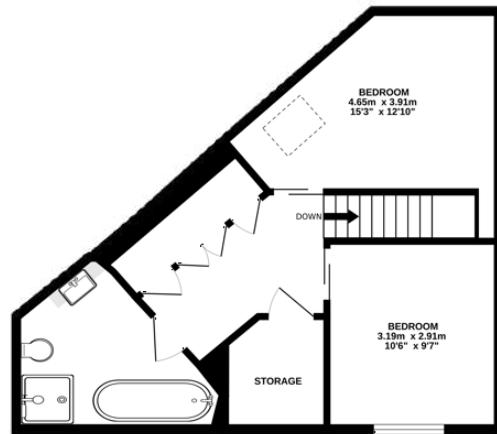
### *What's special about this house*

- Stunning period cottage re-imagined to an exacting standard with flexibility to accommodate any stage of life.
- Stunning open-plan kitchen, dining and living area designed for modern family life and entertaining featuring a wood-burning stove.
- High-specification kitchen finished with quartz worktops.
- Separate lounge featuring bespoke cabinetry, a second wood burner, plantation shutters and rich oak herringbone flooring.
- Impressive principal bedroom featuring a striking brick feature wall, decorative panelling, fitted wardrobes and plantation window shutters.
- Two further double bedrooms on the first floor both benefitting from pocket doors enhancing the sense of space.
- Modern shower room at ground level. The upstairs shower room features a freestanding bath, walk-in shower, chrome towel rail and resin countertop.
- Private gardens to the front and side add to the property's unique charm. The enclosed private patio area is the perfect spot for al-fresco drinks or dining.
- Communal gardens to the rear.



## Location and Amenities

- Bathgate is a thriving community with shopping, social, sport and leisure facilities
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh, Glasgow and Stirling
- Mainline rail connections to Edinburgh and Glasgow from Bathgate Train Station
- National and international flights from Edinburgh Airport - just 14 miles away
- Excellent retail opportunities at Livingston Designer Outlet
- The beautiful country parks of Beecraigs, Polkemmet and Muiravonside are a short drive away



### Extras

*All floor coverings, light fittings, curtains, plantation shutters, integrated blinds, oven/hob, dishwasher, washer dryer, fridge/freezer and bin store*

Home Report valuation £260,000

Internal floor area 104m<sup>2</sup>

School catchment Balbardie Primary School  
Bathgate Academy

Council tax band C

EPC Rating D

Train station Bathgate

### Dimensions

#### Ground Floor

Sitting/Dining Room	5.33 x 5.63m
Kitchen	6.25 x 1.75m
Living Room	3.80 x 3.41m
Bedroom	4.12 x 2.65m
Bathroom	1.62 x 1.90m

#### First Floor

Bedroom	4.65 x 3.91m
Bedroom	2.91 x 3.19m
Bathroom	3.53 x 2.99m

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