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Shiloh, Irvine Crescent, Bathgate, EH48 2QS

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Shiloh, Irvine Crescent, Bathgate



Light-filled and boasting an exceptionally spacious layout, this three-bedroom bungalow enjoys a peaceful Bathgate setting close to schooling, transport links, and amenities, presenting a superb opportunity.

Designed for comfortable modern living, the home offers three impressive reception rooms, including a bright lounge, formal dining room, and sizeable breakfasting kitchen. These are complemented by three generous double bedrooms, one benefiting from an en-suite shower room, along with a family bathroom. A utility room with garden access completes the internal layout.

Externally, the well-kept gardens provide a delightful space to relax and entertain, while a garage and driveway provide off-street parking.

What's special about this house

- Light-filled and exceptionally spacious three-bedroom bungalow in a peaceful Bathgate setting with well-kept gardens and off-street parking.
- Lounge filled with an abundance of natural light thanks to expansive glazing including a large picture window overlooking the front garden. Warm and inviting, it boasts carpeting and a fireplace.
- Versatile formal dining room that could also make for a bright and spacious home office or family room.
- Sizeable dual aspect breakfasting kitchen boasting white wall and floor units, a tiled splashback, wood-inspired worktops and integrated appliances that include a hob, extractor hood, eye-level microwave and oven. An adjacent utility offers external access and storage.
- Well-appointed and comfortable principal double bedroom. Carpeted and with a warm colour palette, French doors open to an en-suite shower room with a hidden cistern WC and washbasin built into vanity.
- Neat front garden with a lawn and ornamental hedging and a rear garden comprising mainly of lawn, paving, and borders.
- Driveway and garage.



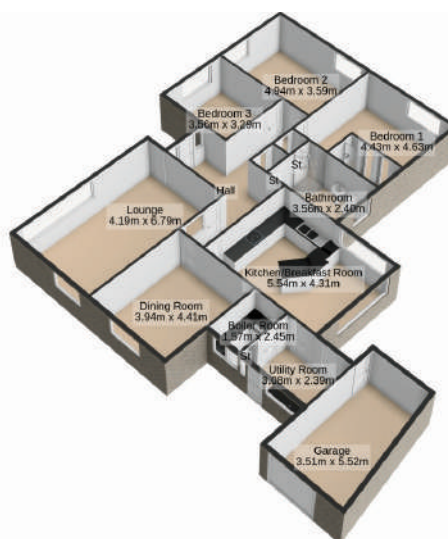
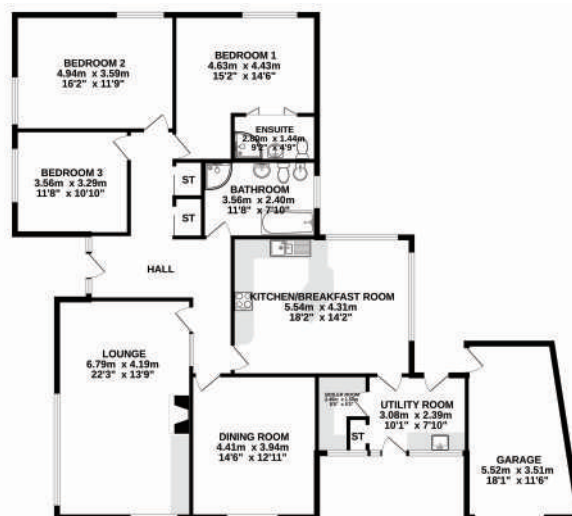
Location and Amenities

- Catchment for Balbardie and St Mary's RC Primary Schools and Bathgate Academy.
- Bathgate town centre is a 15-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 5-minute drive.
- Edinburgh International Airport is just 14 miles from the property.
- Scenic green spaces on the doorstep including Beecraigs Country Park.
- Near to superb recreational activities such as Xcite Leisure Centre, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).

Extras

All floor coverings, light fittings, blinds, curtains, washing machine, tumble dryer, integrated oven/hob, dishwasher, and fridge/freezer are included

Home Report valuation	£375,000
Internal floor area	173.8m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	H
EPC rating	C
Train station	Bathgate Railway Station



Dimensions

Lounge	6.79 x 4.19m
Kitchen/Breakfast Room	5.54 x 4.31m
Utility Room	3.08 x 2.39m
Dining Room	4.41 x 3.94m
Bedroom 1	4.63 x 4.43m
En-suite	2.80 x 1.44m
Bedroom 2	4.94 x 3.59m
Bedroom 3	3.56 x 3.29m
Bathroom	3.56 x 2.40m
Garage	5.52 x 3.51m

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



Ava Steele
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.