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The Glen, Bathgate EH48 4LJ

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The Glen, Bathgate EH48 2LJ



Elegant town house living on a truly surprising scale

Minutes from Balbardie Park of Peace and local schooling, this well-presented four-bedroom bungalow with a versatile layout spanning 1800 sq ft, plentiful light, off-street parking and mature gardens presents an excellent opportunity.

Bright and airy throughout, the appealing family home boasts a spacious south-east-facing sitting room; a dual-aspect dining kitchen and adjoining living room opening to the garden; four double bedrooms, one with en-suite; a family bathroom; and utility.

Peacefully situated yet within easy reach of Bathgate town centre, amenities, and transport links, this family home promises a comfortable yet convenient lifestyle.

What's special about this house

- Well-presented four-bedroom bungalow in a sought-after Bathgate location. With a versatile layout, plentiful light, off-street parking and gardens it presents an excellent opportunity.
- Spacious sitting room flooded with natural light thanks to south-east-facing windows. Exuding a comfortable and relaxed ambience it features plush carpeting and a living flame fireplace.
- Generously proportioned dual-aspect dining kitchen flowing seamlessly into an adjoining living room and opening through sliding doors to the south-west-facing garden.
- South-west-facing principal suite with doors to the garden, built-in mirrored and bespoke wardrobes, and an en-suite shower room.
- Well-kept mature gardens to the front and rear boasting established trees, lawn, hedging, and shrubs. A patio to the rear provides a tranquil alfresco retreat.
- Driveway and detached garage

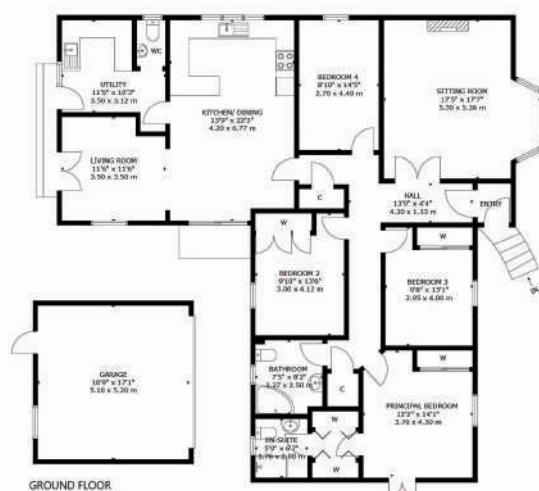


Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy Secondary School
- A peaceful residential setting on the outskirts of Bathgate
- Walking distance to Bathgate town centre 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 (30 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow a short walk away
- Edinburgh International Airport is just 14 miles from the property
- Excellent recreational activities nearby include Xcite Leisure Centre, Balbardie Park of Peace Golf Club, and Bathgate Golf Club
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8)

"The open plan kitchen./diner/family room was great for family gatherings and BBQ's being able to spill out directly into the garden"

Home Report valuation	£425,000
Internal floor area	180m ²
School catchment	Balbardie Primary St Mary's Primary Bathgate Academy St Kentigerns Academy
Council tax band	G
Train station	Bathgate 1 mile Linlithgow 6 miles



Dimensions

Sitting room	5.30m x 5.36m
Dining kitchen	4.20m x 6.77m
Family room	3.50m x 3.50m
Utility room	3.50m x 3.12m
Principal bedroom	3.70m x 4.30m
En suite	1.76m x 2.00m
Bedroom 2	3.00m x 4.12m
Bedroom 3	2.95m x 4.00m
Bedroom 4	2.70m x 4.40m
Bathroom	2.27m x 2.50m

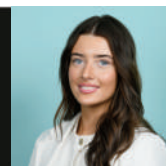
Extras

All floor coverings, light fittings, blinds and curtains, washing machine and integrated fridge/freezer.

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