

Turpie
&Co



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High Street, Bathgate, EH48 4HN

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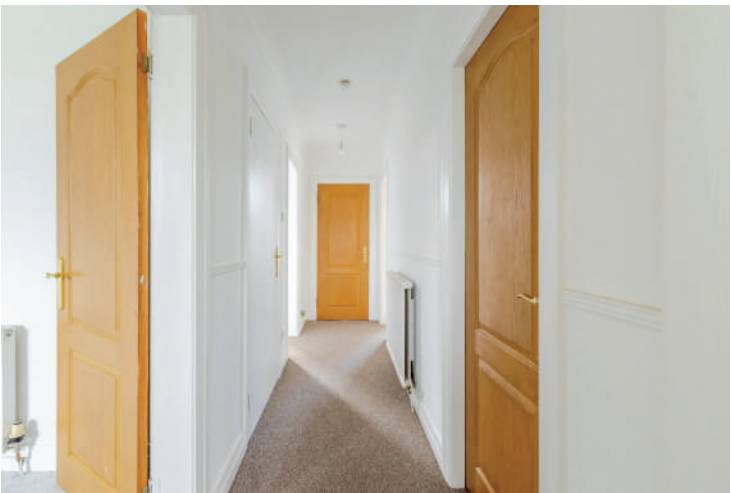
Deceptively spacious, bright and presented in turn-key condition, this impressive two-bedroom first-floor flat offers a desirable central Bathgate home, perfectly suited to first-time buyers, professionals, downsizers and investors alike.

The accommodation features a generous south-east-facing living room filled with natural light, a newly installed contemporary kitchen, two spacious double bedrooms with built-in storage, and a well-appointed bathroom. A large walk-in cupboard off the hallway provides excellent additional storage. Externally, the property benefits from private gardens and a detached garage, adding to its appeal.

Ideally located just minutes from Bathgate's wide range of shops, cafés, leisure facilities and excellent transport links, this home combines everyday convenience with comfortable modern living.

What's special about this house

- Deceptively spacious, bright and presented in turn-key condition, this impressive two-bedroom first-floor flat offers a desirable central Bathgate home, perfectly suited to first-time buyers, professionals, downsizers and investors alike.
- Light-filled south-east-facing living room boasting a neutral colour palette, carpeting and a living flame fireplace.
- Stylish and newly installed contemporary kitchen featuring white gloss wall and floor cabinetry, natural hued worktops and splashback, and a high-spec integrated hob, oven, and extractor hood. With parquet flooring and an abundance of natural light it is an impressive space.
- Spacious and comfortable principal double bedroom with built-in wardrobes.
- Private rear garden.
- Detached garage.

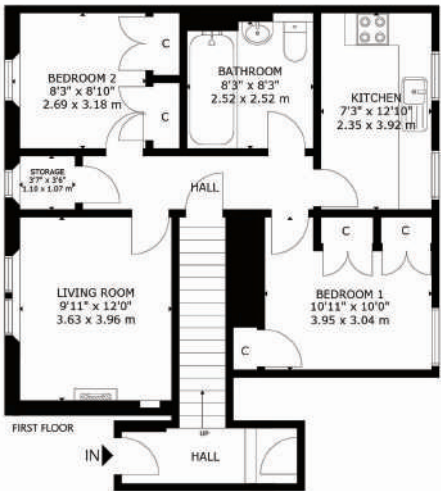


Location and Amenities

- Schooling includes Balbardie Primary School and Bathgate Academy.
- 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 (22 miles) and Glasgow (29 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a twenty-minute walk.
- Edinburgh International Airport is just 13 miles from the property.
- Near to recreational activities such as Xcite Leisure Centre, Bathgate Bowling Club, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

“A bright and deceptively spacious home combining turn-key interiors with a superb central Bathgate location.”

Home Report valuation	£135,000
Internal floor area	73m2
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band B
EPC rating	Band E
Train station	Bathgate

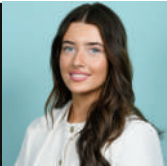


Dimensions	
Living Room	3.63 x 3.96m
Kitchen	2.35 x 3.92m
Bedroom 1	3.95 x 3.04m
Bedroom 2	2.69 x 3.18m
Bathroom	2.52 x 2.52m

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.