

Turpie
&Co



48



Kirk Road, Bathgate, EH48 1BP

Visit www.turpies.com
or telephone 01506 668448



48

Kirk Road, Bathgate



Peacefully tucked away at the end of a private driveway, 48 Kirk Road is an exceptional four-bedroom detached villa offering an outstanding combination of privacy, space, and contemporary family living. Beautifully extended and surrounded by mature landscaped gardens, this impressive home enjoys a secluded setting just a short walk from Bathgate town centre and the railway station.

The generous accommodation centres around a stunning contemporary kitchen and dining room that flows effortlessly into a magnificent garden room. The formal living room also enjoys direct access to the garden room, allowing the principal living spaces to flow together while retaining their own individual character. The ground floor also accommodates two generously proportioned double bedrooms alongside a stylish family bathroom. Occupying the first floor, the luxurious principal suite provides a peaceful retreat complete with a dressing room and contemporary en-suite shower room. A further generous guest bedroom also benefits from its own en-suite facilities.

Externally, the wraparound gardens have been beautifully maintained, with mature planting, manicured lawns and attractive stone walls. A substantial detached double garage, extensive driveway and a large detached outbuilding currently utilised as a games room provide versatility for entertaining, hobbies, home working or additional storage.

What's special about this house

- The formal living room, contemporary kitchen/dining room and stunning garden room all flow seamlessly together, creating an outstanding space for everyday family life and entertaining.
- Flooded with natural light and featuring a full wall of bi-fold doors, the beautiful garden room opens directly onto the private walled garden, seamlessly connecting indoor and outdoor living. It is also designed as a home cinema, complete with blackout curtains and a projector.
- The spacious kitchen has been thoughtfully designed to become the heart of the home, offering generous dining space and an ideal setting for hosting family and friends.
- Occupying the first floor, the impressive principal bedroom benefits from a dressing room and a stylish en-suite, creating a peaceful retreat away from the main living areas.
- Mature wraparound gardens and a sunny enclosed walled rear garden provide a wonderfully private outdoor space, perfect for relaxing or entertaining.
- A detached double garage, generous driveway parking for several vehicles, and a substantial outbuilding currently used as a games room provide excellent flexibility for hobbies, home working or entertaining.









Location and Amenities

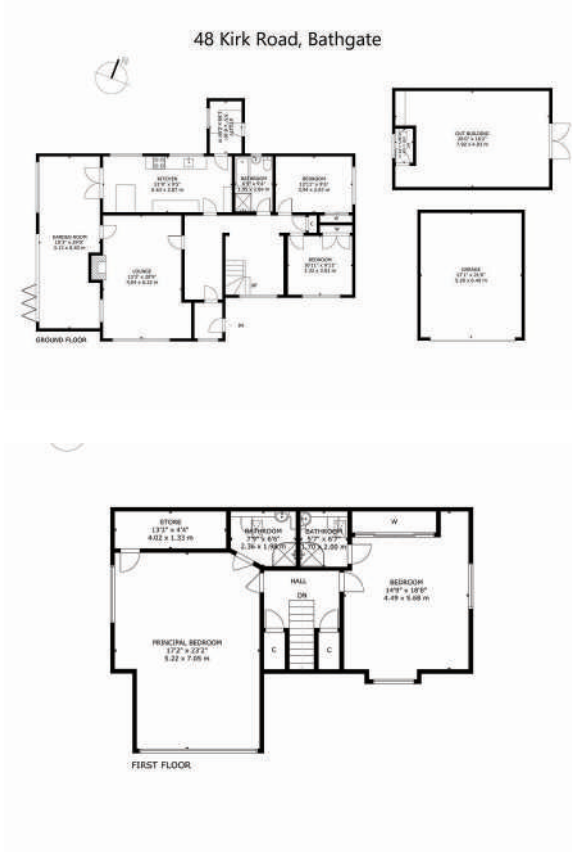
- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh. (21 miles), Glasgow (29 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.4 miles).
- National and international flights from Edinburgh Airport - just 14 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.

"An exceptional family home offering generous living spaces, beautifully landscaped gardens, and a peaceful setting within walking distance of Bathgate's amenities and railway station."

Home Report valuation	£475,000
Internal floor area	224m2
School catchment	Boghall Primary School St Mary's RC PS Bathgate Academy St Kentigern's Academy
EPC Rating	C
Council tax band	F
Train station	Bathgate

Extras

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



Dimensions

Ground Floor

Lounge	4.04 x 6.32m
Kitchen	6.63 x 2.87m
Garden Room	3.13 x 8.83m
Utility	1.66 x 2.68m
Bedroom 3	3.94 x 2.87m
Bedroom 4	3.32 x 3.03m
Bathroom	1.95 x 2.84m

First Floor

Bedroom 1	5.22 x 7.05m
Store	4.02 x 1.33m
En-suite	2.36 x 1.98m
Bedroom 2	4.49 x 5.68m
En-suite	1.70 x 2.00m

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.

Turpie
&Co



Turpie Co

Pioneers in Property



Ava Steele
Property Manager

Visit www.turpies.com
or telephone 01506 668448



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.