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34



Young Crescent, Bathgate, EH48 2SL

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34

Young Crescent, Bathgate



A well-presented one-bedroom upper flat, offering bright and comfortable accommodation in a popular residential area of Bathgate. With a practical layout, modern décor and its own main door entrance, the property would make an ideal first-time purchase, investment or home for someone looking to downsize.

The accommodation is accessed via a private entrance, with stairs leading to the upper level and into a welcoming hallway. The living room is a particularly generous and inviting space, with a large window allowing plenty of natural light and ample room for both relaxing and entertaining.

The kitchen is fitted with a good range of white wall and base units, complemented by contrasting worktops and tiled splashbacks. Its practical layout provides useful preparation and storage space, with room for the necessary appliances.

The double bedroom is well proportioned and benefits from built-in storage, while the bathroom is finished in a fresh, neutral style and completes the accommodation. Throughout, the property is presented in attractive neutral tones, creating a home that feels bright, comfortable and ready to move into.

What's special about this house

- Well-presented one-bedroom upper flat with its own main door entrance.
- Generous living room offering plenty of space for comfortable everyday living.
- Bright fitted kitchen with excellent storage and worktop space.
- Well-proportioned double bedroom with useful built-in storage.
- Parking space.
- Convenient Bathgate location within easy reach of local amenities and transport connections.

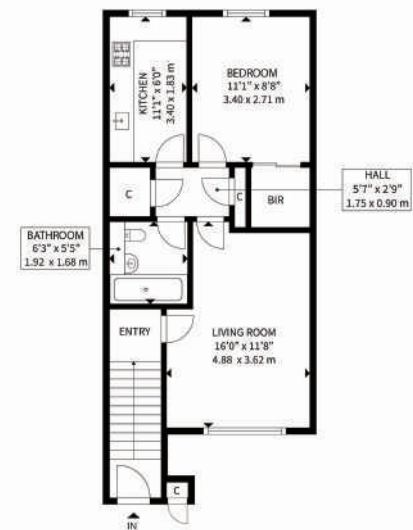


Location and Amenities

- Catchment for Windyknowe Primary School and Armadale Academy.
- A popular setting yet close to the centre of Bathgate.
- Bathgate town centre is a short five-minute drive, 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 (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive.
- Edinburgh International Airport is just 14 miles away.
- Scenic green spaces on the doorstep including Bathgate Meadows Nature Park.
- Near to recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

"Well presented and ready to move into, this comfortable one-bedroom home is ideal for first-time buyers or downsizers."

Home Report valuation	£110,000
Internal floor area	43m ²
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	Band B
EPC rating	Band D
Train station	Bathgate



Dimensions

Living Room	4.88 x 3.62m
Kitchen	3.40 x 1.83m
Bedroom	3.40 x 2.71m
Bathroom	1.92 x 1.68m

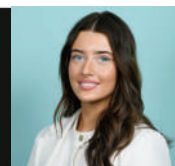
Extras

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

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.