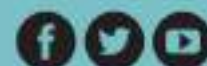


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Balbardie Road, Bathgate, EH48 1AP

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11



Balbardie Road, Bathgate

Peacefully positioned on one of Bathgate's most prestigious and established residential streets, 11 Balbardie Road is a beautifully presented detached villa offering elegant accommodation, mature private gardens and an enviable lifestyle within walking distance of the town centre and railway station.

Immaculately presented throughout, the home offers a welcoming panelled entrance hallway, a spacious lounge, formal dining room and a bright conservatory overlooking the secluded rear garden, creating versatile living spaces for both everyday life and entertaining. The contemporary shaker-style kitchen is perfectly in keeping with the character of the property and is complemented by a separate utility room with direct access to the garden. Upstairs, there are three generous double bedrooms and a modern shower room, while a ground floor WC adds further convenience.

Outside, a private driveway, single garage and mature south-west facing rear garden complete this exceptional home. Situated just a short walk from Bathgate Railway Station and the town centre, with excellent rail links to Edinburgh and Glasgow, this is a superb opportunity for commuters, professionals, families and downsizers seeking a prestigious location with outstanding convenience.

What's special about this house

- Beautifully presented, this elegant detached villa combines timeless character with modern comforts in one of Bathgate's most desirable residential locations.
- The generous ground floor offers exceptional flexibility, with a welcoming lounge, formal dining room and a bright conservatory overlooking the secluded rear garden.
- A contemporary shaker-style kitchen complements the character of the home perfectly, while the adjoining utility room provides additional storage and direct access to the garden.
- Upstairs, three well-proportioned double bedrooms are served by a stylish shower room, making the home equally suited to families, professionals or those looking to downsize without compromising space.
- The mature south-west facing garden offers a wonderfully private setting to relax or entertain, whilst the driveway and garage provide excellent practicality.
- Just a short walk from Bathgate Railway Station and the town centre, the property enjoys one of the most convenient locations in West Lothian, offering excellent rail links to an excellent selection of shops, cafés, restaurants and everyday amenities.









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 (20 miles), Glasgow (27 miles) and Stirling (22 miles).
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.5 miles).
- National and international flights from Edinburgh Airport - just 14 miles away.
- Excellent retail opportunities at Livingston Designer Outlet (6 miles).
- The beautiful country parks of Beecraigs, Polkemmet and Muiravonside are a short drive away.

“A timeless home on one of Bathgate's most prestigious addresses, where elegant living meets everyday convenience.”

Home Report valuation	£400,000
Internal floor area	115m2
School catchment	Balbardie Primary School Bathgate Academy
EPC Rating	D
Council tax band	D
Train station	Bathgate (0.5 miles)

Extras

All floor coverings, all curtains (except those in the living room), all blinds, fridge/freezer, cooker, washing machine, 2 single beds and chairs and settee in the sun lounge are included



Dimensions

Ground Floor

Lounge	6.13 x 3.62m
Conservatory	3.00 x 4.13m
Dining Room	3.36 x 3.66m
Kitchen	3.35 x 2.47m
Utility	1.94 x 1.42m
WC	1.20 x 2.48m
Garage	3.26 x 5.40m

First Floor

Bedroom 1	3.03 x 5.18m
Bedroom 2	3.03 x 4.77m
Bedroom 3	1.95 x 3.68m
Bathroom	1.90 x 2.47m

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



Jenna Turpie
Property Manager

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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.