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Academy Place, Bathgate, EH48 1AS

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Academy Place, Bathgate



Occupying a sought-after Bathgate address, this four-bedroom detached home enjoys a versatile layout, a south-east-facing garden, and off-street parking, creating an ideal setting for modern family living.

Designed for comfortable family life, the ground floor boasts a dual-aspect living room, a light-filled and versatile sitting room opening to the garden, a sleek contemporary kitchen with utility, as well as a convenient WC. On the first floor, there are four bedrooms, including a principal with an en-suite shower room. A stylish family bathroom completes the internal layout. The ground and first floor also benefit from ample storage spaces.

Ideally positioned within easy reach of Bathgate town centre, schooling, leisure facilities, and transport links, this exceptional home offers the perfect setting for growing and established families.

What's special about this house

- Four-bedroom home in a sought-after Bathgate address with high-quality finishes, a versatile layout, south-east-facing garden and off-street parking with front views overlooking the old Academy building.
- Dual-aspect living room with wooden flooring and a neutral colour palette. Light and airy with sliding doors to the rear terrace and garden, it exudes a relaxed ambience ideal for day-to-day living and entertaining.
- A light-filled sitting room also with sliding doors opens to the rear terrace and garden.
- Generously proportioned contemporary dining kitchen showcasing handleless gloss white wall and floor units, wood-effect worktops and a tiled splashback. Integrated appliances include a gas hob, extractor hood, eye-level grill and oven. An adjacent utility finished in the same style offers garden access.
- Light-filled principal double bedroom featuring built-in wardrobes and an en-suite shower room equipped with a towel radiator, washbasin built into vanity and a WC.
- Enclosed south-east-facing rear garden with a decked terrace overlooking a lush lawn with established mature borders.
- Monoblock driveway and double garage.



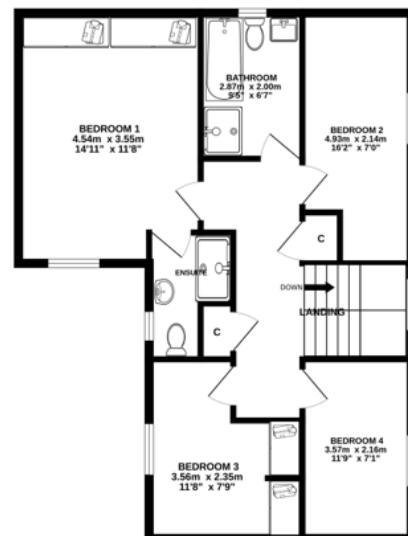
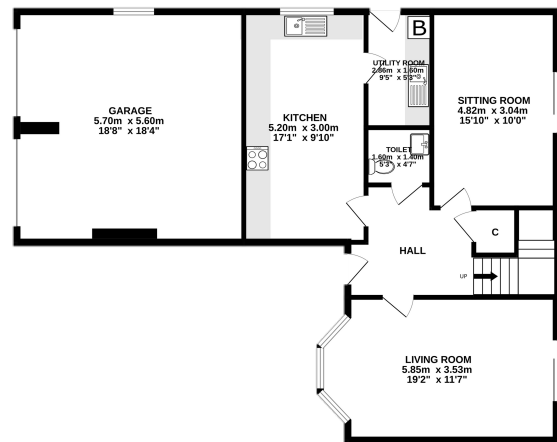
Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy.
- Bathgate town centre is a short five-minute walk, 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 (20 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute walk.
- Edinburgh International Airport is just 13 miles away from the property.

Extras

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

Home Report valuation	£420,000
Internal floor area	137m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	F
EPC rating	C
Train station	Bathgate



Dimensions

Ground Floor

Living Room	5.85 x 3.53m
Sitting Room	4.82 x 3.04m
Kitchen	5.20 x 3.00m
Utility Room	2.86 x 1.60m
WC	1.60 x 1.40m
Garage	5.70 x 5.60m

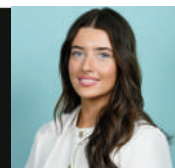
First Floor

Bedroom 1	4.54 x 3.55m
En-suite	1.65 x 2.49m
Bedroom 2	4.93 x 2.14m
Bedroom 3	3.56 x 2.35m
Bedroom 4	3.57 x 2.16m
Bathroom	2.87 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.

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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.