



45 Academy Place, Bathgate

Offers Over £325,000



## 45 Academy Place

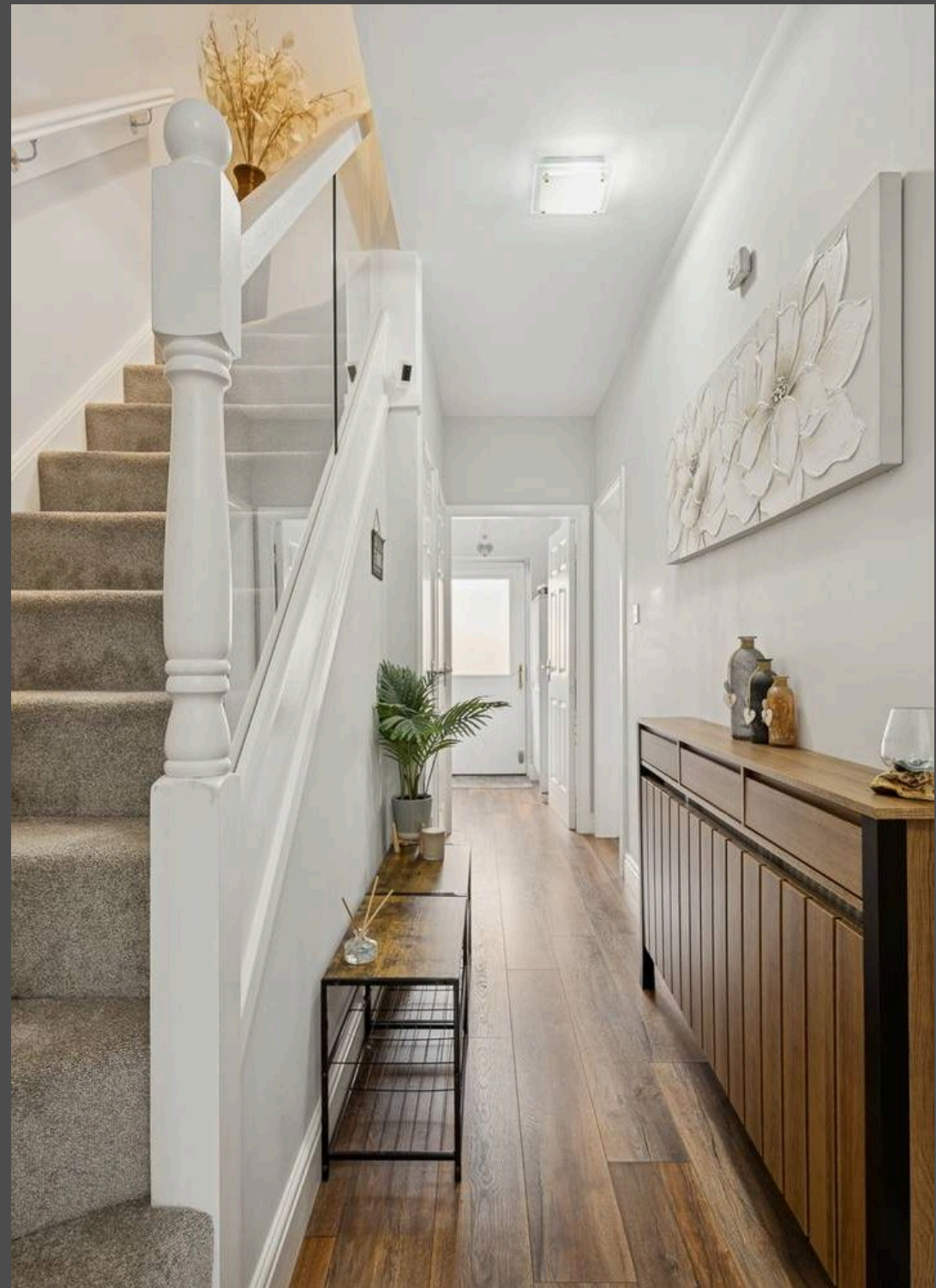
### Bathgate

Positioned within the ever popular Academy Place development and enjoying a striking outlook towards the former Bathgate Academy, this impressive three storey townhouse effortlessly combines modern family living with a strong sense of Bathgate's history. The setting immediately sets the tone a contemporary home with character, presence and a connection to one of the town's most recognisable landmarks.

Externally, the property presents beautifully, with a monobloc driveway providing off street parking for up to three vehicles, alongside an integrated garage, offering excellent storage or secure parking, a rare and valuable feature in this style of home.

Upon entering, you're welcomed into a bright and well kept hallway that sets the standard for the rest of the property. To the left is a stylish ground floor WC, ideal for guests and day to day convenience. Straight ahead at the end of the hallway sits a separate utility room, keeping laundry appliances discreetly tucked away and maintaining the sleek feel of the main living spaces, this room also has a door leading out to the rear garden.

To the right hand side at the rear of the property on the ground floor is Bedroom Four, currently styled as a cosy and inviting room with darker feature walls and wood effect flooring. This versatile space lends itself perfectly to use as a guest bedroom, home office, snug or playroom, offering excellent flexibility to suit a wide range of lifestyles, this room also benefits from french doors open directly out to the rear garden, creating a seamless connection between indoor and outdoor living and making this an ideal setting for both everyday family life and entertaining.





The south facing rear garden has been thoughtfully landscaped with low maintenance firmly in mind, combining generous patio areas with artificial lawn and clean, modern borders. The layout offers excellent space for outdoor dining, relaxing or hosting, while remaining pleasantly private without feeling enclosed or overlooked.

The first floor forms the true heart of the home, where you'll find a stunning open plan kitchen and living area. The kitchen itself is finished in sleek, high gloss white cabinetry with integrated appliances, stone effect worktops and a striking black tiled splashback, creating a modern yet timeless aesthetic. A subtle change in flooring naturally defines the kitchen from the living and dining areas, allowing the spaces to flow effortlessly while still giving the kitchen its own sense of separation. This thoughtful design enhances both the practicality and visual appeal of the layout, making it ideal for modern family living.

The living and dining areas on this level are bright, spacious and beautifully presented, with the wood effect flooring running seamlessly throughout to create warmth and cohesion. Large windows with a Juliet balcony allow natural light to pour in, giving the entire floor an airy, open feel that works perfectly for both relaxing evenings and social gatherings.





The top floor is dedicated to rest and retreat, offering three generously sized double bedrooms, all presented to a high standard. The principal bedroom is particularly impressive, benefiting from two built in wardrobe spaces and a stylish en-suite shower room, fully tiled in contemporary neutral tones and fitted with a walk in shower enclosure, modern vanity unit and sleek chrome fittings, creating a calm and hotel like finish.

Completing this floor is a beautifully appointed family bathroom, finished with full height tiling in elegant neutral shades, a fantastic sized walk in shower in a modern white suite and clean, contemporary feel throughout. The result is a space that feels both practical and luxurious ,ideal for family use while retaining a refined, high end feel.

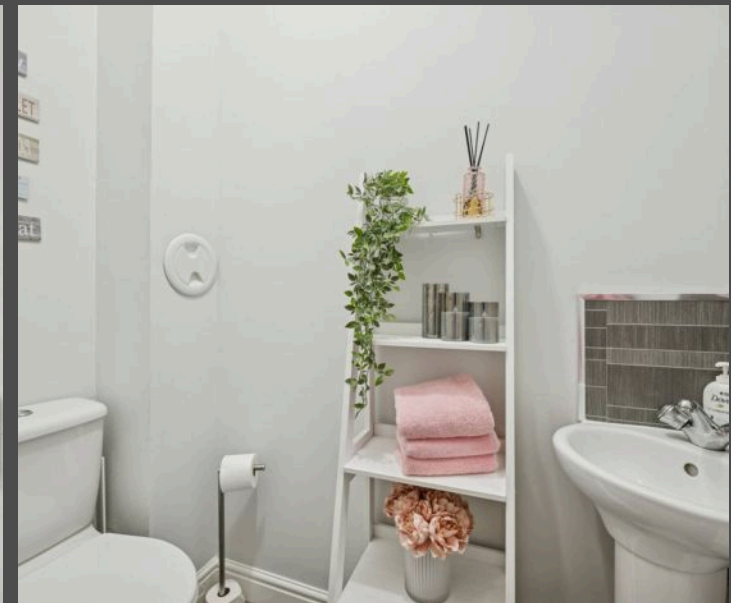
Academy Place is ideally located for access to an excellent range of local amenities and leisure facilities. The popular Xcite Bathgate and Bathgate Golf Club are both close by, while families will appreciate the proximity to Balbardie Primary School, a highly regarded local school and Bathgate Academy, everyday shopping is easily catered for with Tesco nearby and commuters benefit from Bathgate Train Station and excellent motorway links providing swift access to Edinburgh, Glasgow and the wider central belt.

Home Report Value- £350,000

EPC - C

Council Tax Band - E

Square Ft 1550/ 144m2



## Driveway

1 Parking Space

Included in sale - light fittings, curtain poles, integrated appliances.

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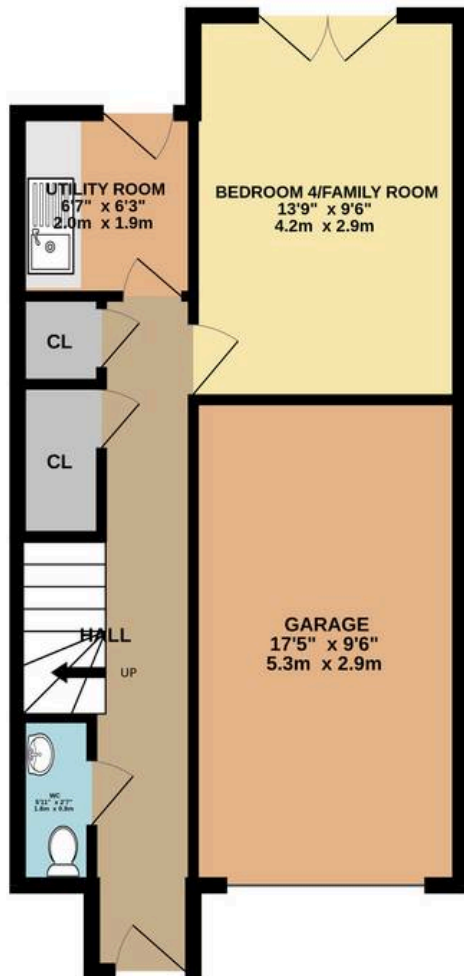
- Four Well Proportioned Double Bedrooms
- Modern Family Bathroom With Full Height Tiling And Walk In Shower
- South Facing Low Maintenance Rear Garden With Patio And Artificial Lawn
- Integrated Garage Offering Secure Parking Or Excellent Storage
- Monoblock Driveway Providing Off Street Parking For Up To Three Vehicles
- Striking Outlook Towards Former Bathgate Academy



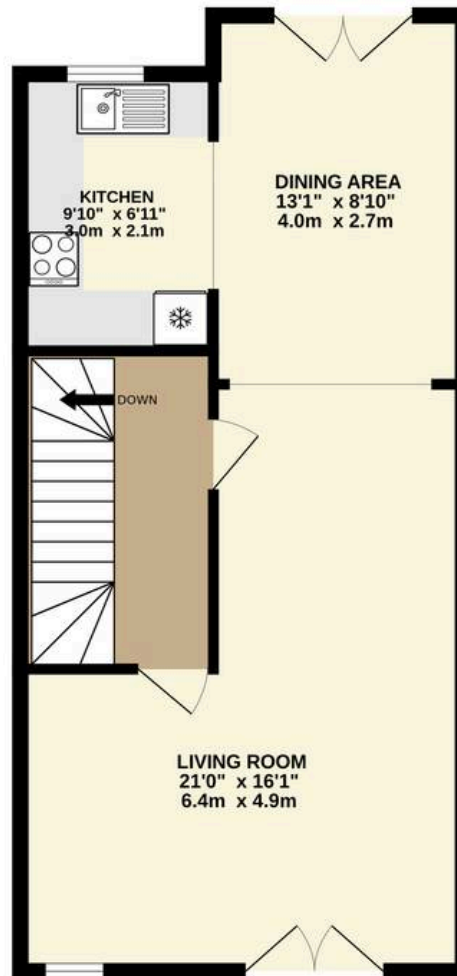




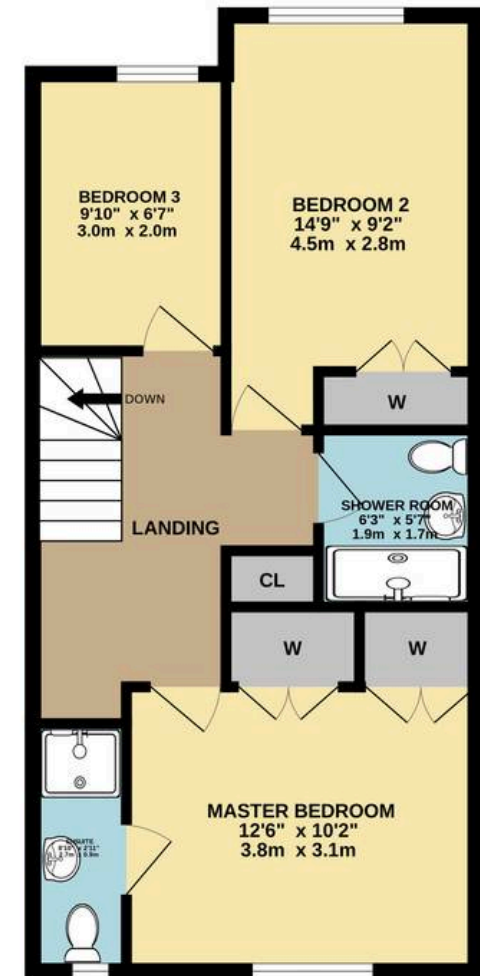
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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