Turpie &Co



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Meylea Street, Bathgate, EH48 2SQ

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Meylea Street, Bathgate



Situated within a popular residential area of Bathgate, this beautifully presented four-bedroom home offers spacious and versatile accommodation arranged over three levels, complemented by a sunny rear garden, detached garage and excellent access to local amenities, schools and transport links.

Upon entering, a welcoming hallway provides access to the bright and spacious lounge, offering plenty of room for comfortable seating and relaxation, with the flexibility to incorporate a home working area if desired. Across the hallway, the generous kitchen/diner provides an excellent space for everyday family life, with ample room for dining and additional kitchen storage compared with other properties of this style. A separate utility room and convenient ground floor WC complete this level.

On the first floor are two well-proportioned double bedrooms, one benefiting from an en-suite shower room, together with a recently fitted contemporary family bathroom. A further staircase leads to the second floor, where two additional spacious bedrooms are complemented by a WC.

Externally, the property benefits from a sunny south-facing garden which enjoys sunshine throughout the day, creating a lovely setting for outdoor dining, entertaining and relaxation. A detached garage provides valuable additional storage or parking.

What's special about this house

• Spacious kitchen/diner that has been thoughtfully designed to offer additional storage while providing ample room for family dining and entertaining.
• Bright and welcoming lounge offering generous space for comfortable seating and relaxation.
• Spread across the first and second floors, all four bedrooms offer excellent proportions and versatility. One of the first-floor bedrooms benefits from an en-suite shower room, while the two bedrooms on the uppermost level are served by a convenient WC.
• The sunny garden is a particular highlight of the property, enjoying sunshine throughout the day and creating a wonderful outdoor space for relaxing, entertaining and spending time with family and friends.
• Detached garage and allocated parking space.

















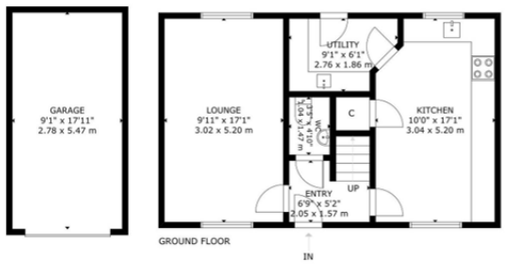
Location and Amenities

• Catchment for Simpson Primary School and St Mary's Primary School and Bathgate Academy and St Kentigern's Academy.
• Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
• Ideal commuter location minutes from the M8 with easy access to Edinburgh (20 miles) and Glasgow (28 miles); the M9 is a short drive away.
• Bathgate Railway Station, with regular and swift links to Edinburgh and Glasgow, is a 5-minute drive.
• Edinburgh International Airport is just 12 miles from the property.
• Open green spaces nearby include Wester Inch Woodland Walk and Beecraigs and Polkemmet Country Parks.
• Close to recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.

Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, integrated dishwasher, integrated fridge/freezer, freezer, and garden hut are included

Home Report valuation	£320,000
Internal floor area	122m2
School catchment	Simpson Primary School & St Mary's Primary School, Bathgate Academy & St Kentigern's Academy
Council tax band	Band F
EPC rating	Band B
Train station	Bathgate





Ground Floor

Lounge	3.02 x 5.20m
Kitchen	3.04 x 5.20m
Utility	2.76 x 1.86m
WC	1.04 x 1.47m
Garage	2.78 x 5.47m

First Floor

Bedroom	3.04 x 3.12m
En-suite	2.29 x 2.00m
Bedroom	3.05 x 3.21m
Bathroom	1.96 x 1.90m

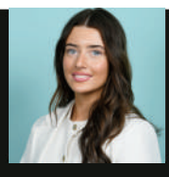
Second Floor

Bedroom	3.04 x 4.65m
Bedroom	3.04 x 4.65m
WC	2.03 x 0.85m

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

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.