

Turpie
&Co



17



Malcolm Court, Bathgate, EH48 2SW

Visit www.turpies.com
or telephone 01506 668448



17

Malcolm Court, Bathgate



Tucked away in a peaceful cul-de-sac, this beautifully extended three-bedroom end-terraced home offers stylish interiors, a flexible layout, private gardens, and off-street parking, making it an ideal turnkey family home conveniently located close to Bathgate's excellent amenities.

The ground floor features a bright south-east-facing living room alongside a versatile cinema/family room with direct access to the rear garden. A contemporary dining kitchen is complemented by a separate utility room, while a modern shower room adds further practicality. Upstairs, the property boasts three generously sized double bedrooms and a sleek, modern family bathroom.

Within easy reach of Bathgate Golf Club, Bathgate Train Station, local schooling, and the town centre, this superb home combines comfort, convenience, and contemporary living.

What's special about this house

- Impressive three-bedroom end-terraced home in turnkey condition featuring stylish interiors, a flexible layout, private gardens, and off-street parking.
- South-east-facing living room opening to the rear garden and featuring plush carpeting, a neutral colour palette and generous proportions. Leading through to the dining kitchen it is the perfect place to relax and entertain.
- A stylish and contemporary dining kitchen designed for day-to-day family life and hosting friends. The sleek kitchen boasts a metro-tiled splashback, wood-effect worktops and gloss white wall and floor units. High-spec integrated appliances include an extractor hood, oven, and gas hob.
- Versatile cinema room opening to the rear garden. Could also make a peaceful home office depending on individual needs.
- Comfortable principal double bedroom showcasing a walk-in wardrobe.
- South-east-facing rear garden with a mature lawn and two tranquil seating areas. Neat and generous garden to the front mainly laid to lawn and featuring a useful shed for storage.
- Off-street parking.



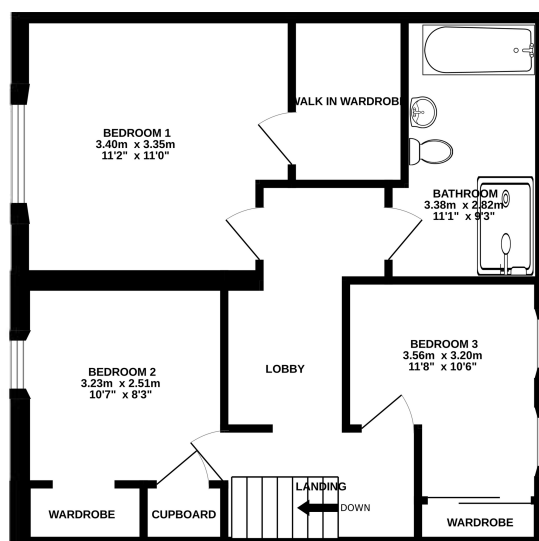
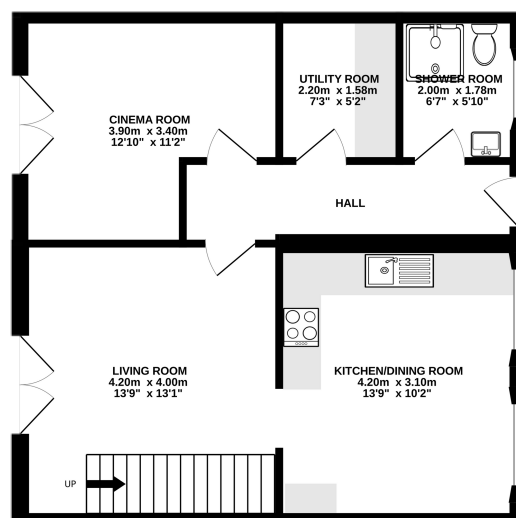
Location and Amenities

- Catchment for Windyknowe Primary School and Armadale Academy.
- 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 (30 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 14 miles from the property.
- Scenic green spaces on the doorstep include Little Boghead Nature Park.
- Excellent recreational activities nearby include Xcite Leisure Centre and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

Extras

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

Home Report valuation	£245,000
Internal floor area	116m ²
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	C
EPC rating	C
Train station	Bathgate



Dimensions

Ground Floor

Living Room	4.20 x 4.00m
Kitchen/Dining Room	4.20 x 3.10m
Cinema Room	3.90 x 3.40m
Utility Room	2.20 x 1.58m
Shower Room	2.00 x 1.78m

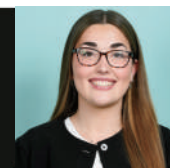
First Floor

Bedroom 1	3.40 x 3.35m
Bedroom 2	3.23 x 2.51m
Bedroom 3	3.56 x 3.20m
Bathroom	3.38 x 2.82m

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



Jenna Turpie
Property Manager