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Meadowpark Road, Bathgate, EH48 2SP

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# 43

## Meadowpark Road, Bathgate



Ideally positioned close to amenities, green spaces, schools, and transport links, this pristine two-bedroom mid-terraced home in Bathgate is sure to appeal to a wide range of buyers.

The ground floor features a bright and spacious living room, which flows seamlessly into a modern kitchen with direct access to the rear garden. Upstairs, there are two generously sized double bedrooms along with a well-appointed modern bathroom.

Set within a peaceful cul-de-sac, the property further benefits from front and rear gardens and convenient off-street parking, offering an ideal combination of comfort, practicality, and location.

### *What's special about this house*

- Within easy reach of amenities, green spaces, schooling, and transport links, this pristine two-bedroom mid-terrace Bathgate home is sure to appeal to a wide range of buyers.
- Bright and spacious living room with a stylish modern neutral decor.
- Modern kitchen with rear garden access boasting wood-effect wall and floor units, smooth black worktops and an integrated hob, oven, and extractor hood.
- South-west-facing principal double bedroom overlooking the rear garden and featuring a tasteful interior design including carpeting.
- Front and rear garden.
- Off-street parking
- Peaceful cul-de-sac setting.
- Close to Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, schooling, and green open spaces.



## Location and Amenities

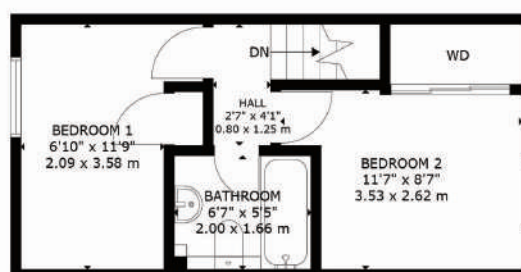
- Catchment for Windyknowe Primary School and Armadale Academy.
- A popular setting yet close to the centre of Bathgate.
- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive.
- Edinburgh International Airport is just 14 miles away.
- Scenic green spaces on the doorstep including Bathgate Meadows Nature Park.
- Near to recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

*"Combining stylish interiors, practical living space, and a sought-after setting, this charming home is perfectly suited to modern living."*

Home Report valuation	£150,000
Internal floor area	53m <sup>2</sup>
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	B
EPC rating	C
Train station	Bathgate



GROUND FLOOR



FIRST FLOOR

### Dimensions Ground Floor

Living Room	4.73 x 3.59m
Kitchen	3.41 x 3.54m

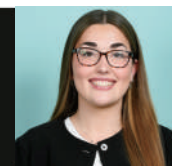
### First Floor

Bedroom 1	2.09 x 3.58m
Bedroom 2	3.53 x 2.62m
Bathroom	2.00 x 1.66m

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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Jenna Turpie  
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.