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Violet Bank, Bathgate, EH48 1QB

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Immaculately presented and deceptively spacious, this exceptional two-bedroom end-terraced home in Bathgate combines stylish interiors, high-quality finishes, and meticulous attention to detail with a landscaped rear garden.

Ideally situated in the heart of Bathgate, within easy reach of local amenities, excellent transport links, and well-regarded schools, the property offers a bright and elegant south-east-facing living room, a versatile dining room flowing seamlessly into the contemporary kitchen with direct access to the garden, two generous double bedrooms, and a luxurious shower room.

Presented in true turnkey condition and rarely available, this outstanding home is sure to appeal to a wide range of buyers, from first-time purchasers and professionals to downsizers seeking comfort, style, and convenience.

What's special about this house

- High quality finishes and a superb attention to detail.
- Light-filled and elegantly decorated south-east-facing living room with handsome wooden flooring, a warm neutral colour palette, an open shelved press, picture rail, and a log-burning stove.
- Spacious and versatile dining room. Opening into the adjacent kitchen it is perfect for day-to-day living and socialising.
- Modern and well-equipped kitchen with garden access showcasing white wall and floor units, a metro-tiled splashback and wood-effect worktops. Integrated appliances include an extractor hood, hob, grill and oven.
- Luxurious rainfall shower room with a hidden cistern WC and washbasin built into vanity all set against white metro tiles, mosaic floor tiling, and black matte hardware.
- Generously proportioned south-east-facing principal double bedroom with plush carpeting and a refined decor.
- Sunny landscaped rear garden with decorative stones, paving and a charming pergola.
- Within easy reach of 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 Balbardie Primary School and Bathgate Academy
- Bathgate town centre is within walking distance, 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 (28 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a ten-minute walk
- Edinburgh International Airport is just 13 miles from the property
- Scenic green spaces include Balbardie Park of Peace set in rolling, open landscape with fantastic views
- Excellent recreational activities nearby include Xcite Leisure Centre, Balbardie Park of Peace Golf Club, and Bathgate Golf Club

Extras : All floor coverings, light fittings, blinds, oven, hob, washing machine, fridge/freezer, garden hut and garden furniture.

Home Report valuation	£210,000
Internal floor area	91m ²
School catchment	Balbardie Primary St Mary's Primary Bathgate Academy, St. Kentigerns Academy
Council tax band	C
EPC Rating	D
Train station	Bathgate



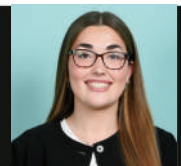
Dimensions

Hall	1.8m x 4.17m
Lounge	4.13m x 4.64m
Dining	3.56m x 5.25m
Kitchen	3.14m x 2.6m
Shower Room	1.77m x 2.4m
Bedroom 1	4.2m x 4.5m
Bedroom 2	3.59m x 3.0m
Landing	1.84m x 2.16m

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



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.