

Turpie
&Co



136



South Mid Street, Bathgate, EH48 1DY

Visit www.turpies.com
or telephone 01506 668448



136

South Mid Street, Bathgate



Combining striking interior design with traditional stone-built character, this deceptively spacious three-bedroom mid-terrace home offers flexible accommodation over three floors, together with private gardens, off-street parking and a detached garage - an impressive combination for such a central Bathgate location.

The generous ground floor is perfectly arranged for modern family life and entertaining, with a stunning dining kitchen forming the heart of the home and flowing effortlessly into both the living room and separate family room. Three genuinely spacious double bedrooms are arranged across the first and second floors, alongside a well-appointed four-piece family bathroom, convenient guest WC and excellent storage throughout. The versatility of the accommodation also provides plenty of scope for home working or adapting the rooms as family needs change.

Despite its convenient central setting, the property benefits from a gated front garden, enclosed rear garden, private off-street parking and a detached garage. Bathgate town centre, schooling and an excellent selection of leisure amenities are within easy reach, while Bathgate Railway Station is less than a five-minute walk away.

What's special about this house

- Three genuinely spacious double bedrooms, along with multiple living areas and excellent storage, creating a home ideally suited to growing families and home working.
- Light-filled living room overlooking the front garden and boasting a stylish interior with a striking statement accent wall flowing seamlessly into the adjoining dining kitchen, it is designed for both everyday relaxation and entertaining.
- Stunning dining kitchen opening into both the front-facing living room and rear-facing family room. Centred around a focal kitchen island/breakfast bar, the rustic yet contemporary design boasts white base units, butcher block worktops and a desirable range cooker.
- Separate family room overlooking the rear garden and providing direct access.
- Generously proportioned principal double bedroom spanning the length of the second floor, creating an impressive and peaceful retreat.
- Well-appointed four-piece family bathroom, convenient downstairs WC and excellent storage throughout.
- Gated front garden providing an attractive setback from the street.
- Delightful enclosed rear garden designed for family life and socialising, with a bespoke bar, seating areas, borders and lawn.
- Private off-street parking and detached garage.



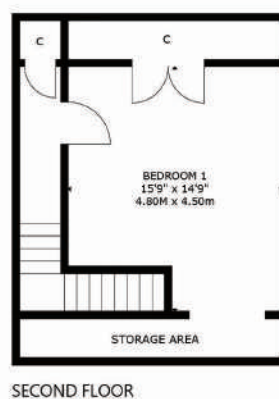
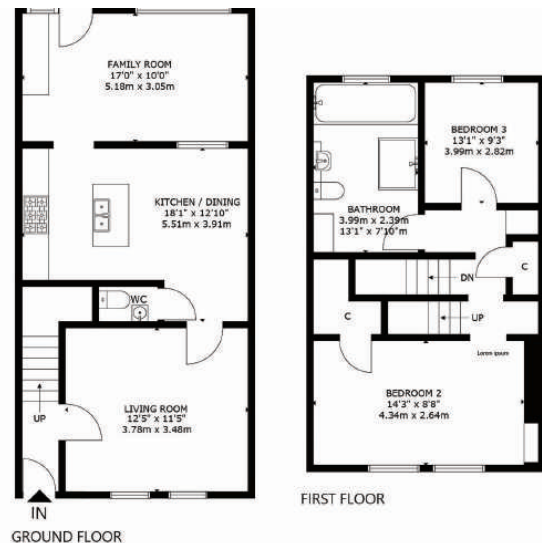
Location and Amenities

- Schooling includes Boghall Primary School and Bathgate Academy.
- Bathgate town centre is within easy reach, 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 (29 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a five-minute walk.
- Edinburgh International Airport is just 13 miles from the property.
- Near to recreational activities such as Xcite Leisure Centre, Bathgate Bowling Club, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (5.7 miles via the M8).

Extras

All floor coverings, all light fittings, all blinds, all curtains (except front lounge and front bedroom), oven/hob, and garden hut are included

Home Report valuation	£260,000
Internal floor area	149m ²
School catchment	Boghall Primary School Bathgate Academy
Council tax band	Band C
EPC Rating	Band D
Train station	Bathgate



Dimensions

Ground Floor

Living Room	3.78 x 3.48m
Kitchen/Dining	5.51 x 3.91m
Family Room	5.18 x 3.05m

First Floor

Bedroom 2	4.34 x 2.64m
Bedroom 3	3.99 x 2.82m
Bathroom	3.99 x 2.39m

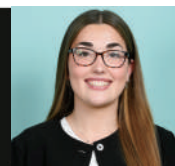
Second Floor

Bedroom 1	4.80 x 4.50m
-----------	--------------

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

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.