

Turpie
&Co



42



Glasgow Road, Bathgate, EH48 2AG

Visit www.turpies.com
or telephone 01506 668448



42

Glasgow Road, Bathgate



Quietly tucked away in a prime central Bathgate location, this beautifully upgraded two-bedroom detached cottage combines timeless character with stylish contemporary living. Within walking distance of the town centre, railway station, and an excellent range of local amenities, the property offers a rare opportunity to acquire a unique home in a highly convenient setting.

The property features a bright and spacious living and dining room, a stunning contemporary kitchen with rear garden access, two double bedrooms, one with built-in wardrobes and a family bathroom. Externally the home has front and rear gardens and an outdoor shed.

Only a short walk from the centre of Bathgate, the property is perfectly placed for excellent transport links, open green spaces, and recreational amenities including Bathgate Golf Club, and the Xcite leisure centre and swimming pool.

What's special about this house

- Beautifully renovated two-bedroom detached cottage enjoying a peaceful yet highly convenient setting in the heart of Bathgate, within walking distance of the town centre, railway station, and local amenities.
- Bright and spacious living and dining room showcasing a beautiful bay window and an attractive electric fireplace, creating a warm and inviting focal point.
- Stunning contemporary kitchen finished to a high standard and offering direct access to the rear garden. Integrated appliances include an induction hob, extractor hood, oven, and microwave.
- Two generously proportioned double bedrooms, including a front-facing bedroom benefiting from excellent built-in wardrobe storage.
- Attractive rear garden with a decked seating area, ideal for al-fresco dining, entertaining, or simply relaxing in the sun.
- Generous front garden enhancing the property's kerb appeal, alongside a useful external outhouse, providing additional storage.

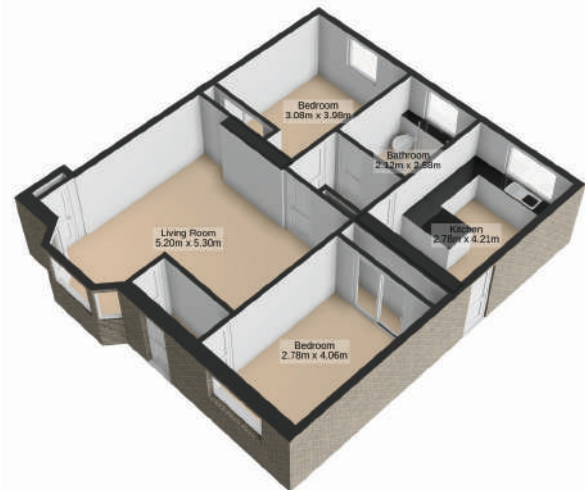
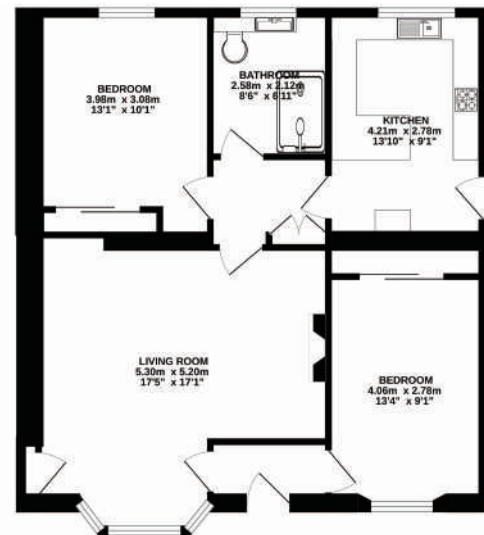


Location and Amenities

- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh, Glasgow and Stirling.
- Mainline rail connections to Edinburgh and Glasgow from Bathgate Train Station.
- National and international flights from Edinburgh Airport - just 14 miles away.
- Excellent retail opportunities at Livingston Designer Outlet.
- The beautiful country parks of Beecraigs, Polkemmet and Muiravonside are a short drive away.

“Character, convenience, and contemporary style come together perfectly in this beautifully upgraded cottage, quietly tucked away in the heart of Bathgate.”

Home Report valuation	£240,000
Internal floor area	75m ²
School catchment	Balbardie Primary School, St Marys Primary School Bathgate Academy, St Kentigerns Academy
Council tax band	B
EPC rating	D
Train station	Bathgate



Dimensions

Living Room	5.30 x 5.20m
Kitchen	4.21 x 2.78m
Bedroom 1	3.98 x 3.08m
Bedroom 2	4.06 x 2.78m
Bathroom	2.58 x 2.12m

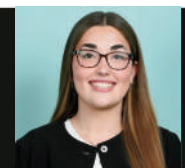
Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, washing machine, fridge/freezer, garden hut and front garden seats are included

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.