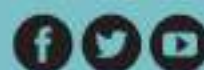




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Ballencrieff Mill, Bathgate EH48 4ll

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Ballencrieff Mill, Bathgate

Peacefully positioned within the exclusive Ballencrieff Mill development, this exceptional executive detached home combines the character of a historic sandstone mill with the comfort and quality of contemporary family living. Extending to approximately 2,730 sq ft, the property enjoys a picturesque semi-rural setting just a short walk from Bathgate town centre and offers beautifully proportioned accommodation throughout. The heart of the home is the magnificent open-plan kitchen, dining and living space, centred around a designer kitchen with feature island and French doors opening onto the landscaped gardens. A separate family room with a woodburning stove provides a cosy second reception, while five generous double bedrooms, including two en-suites and a luxurious principal suite with a Juliet balcony, offer excellent family accommodation.

Outside, beautifully landscaped gardens are enhanced by a feature stream and several sun terraces, creating superb spaces for outdoor entertaining. A generous driveway, double garage, solar panel heating and excellent commuter links to Edinburgh and Glasgow complete this outstanding home.

What's special about this house

- Set within the exclusive and historic Ballencrieff Mill development, this exceptional executive home enjoys a picturesque semi-rural setting just a short walk from Bathgate town centre.
- The magnificent open-plan kitchen, dining and living area forms the heart of the home, creating a wonderful space for both everyday family life and entertaining.
- Five generous double bedrooms, including two en-suites and a luxurious principal suite with a feature Juliet balcony, provide exceptional family accommodation.
- Beautifully landscaped gardens wrap around the property, with a gently flowing stream and a choice of sun-filled patio areas perfect for relaxing and alfresco entertaining.
- A separate family room with a charming woodburning stove offers a warm and inviting retreat, while the double garage and generous driveway add everyday practicality.
- Combining the character of a historic sandstone mill with contemporary finishes, this is a truly unique home offering an outstanding lifestyle in one of Bathgate's most desirable settings.









Location and Amenities

- 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 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
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

“I liked the burn in garden, the quirkiness of the turret and felt the property had a lovely calming feeling”

Home Report valuation	£600,000
Internal floor area	250m2
School catchment	Balbardie Primary, Bathgate Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Bathgate

Extras

All floor covering, all blinds, all curtains, oven/hob, dishwasher, garden shed.



Dimensions

Ground Floor	
Living Room	5.87m x 4.25m
Kitchen	6.60m x 3.31m
Dining Room	6.60m x 4.24m
Family Room	4.47m x 4.18m
Utility Room	4.95m x 1.61m
WC	1.12m x 0.90m
First Floor	
Bedroom 1	5.11m x 4.52m
En-suite	3.16m x 1.55m
Bedroom 2	4.73m x 3.28m
En-suite	2.31m x 1.6m
Bedroom 3	5.97m x 3.57m
Bedroom 4	4.75m x 3.28m
Bedroom 5	3.22m x 2.78m
Bathroom	2.35m x 2.27m

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



Turpie

Co

Pioneers in Property



Ava Steele
Property Manager

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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.