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Glebe Road, Bathgate, EH48 1DG

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# 3

## Glebe Road, Bathgate



Nestled on an elevated plot, this impressive, detached villa boasts three bedrooms and well-maintained private gardens. Now for sale for the first time, it presents an excellent opportunity to create a delightful family home.

Located in a popular residential area, this spacious home features a light-filled lounge/dining room, a bright conservatory with access to the south-facing rear garden, a sizeable kitchen, three comfortable bedrooms and a family bathroom. In addition, a driveway provides off-street parking.

Within walking distance of Bathgate town centre, schools, and the train station this residence will appeal to an array of buyers, including professional couples and young families.

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

- Three-bedroom detached family home offering superb potential for professional couples or families.
- Light-filled and spacious living and dining room with French doors flowing through to the conservatory.
- Bright conservatory providing a connection with the garden all year round.
- Sizeable kitchen showcasing ample wall and floor units and generous worktop space.
- An excellent opportunity to create a delightful family home.
- Low-maintenance front and rear gardens. The sunny rear garden is perfect for alfresco dining and entertaining.
- Off-street parking provided for by a driveway.



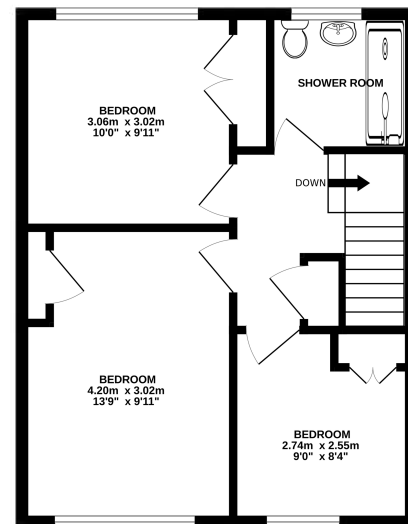
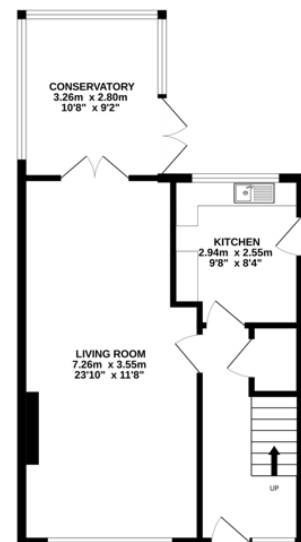
## Location and Amenities

- Bathgate town centre is a short ten-minute walk, 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 (21 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 a 10-minute walk.
- Edinburgh International Airport is just 13 miles from the property.
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).

### Extras

*All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, fridge/freezer, garden hut and garden furniture are included*

Home Report valuation	£230,000
Internal floor area	85m <sup>2</sup>
School catchment	Boghall Primary School and St Columba's RC Primary School Bathgate Academy and St Kentigern's Academy
Council tax band	C
EPC rating	C
Train station	Bathgate



### Dimensions

#### Ground Floor

Living Room	7.26 x 3.55m
Conservatory	3.26 x 2.80m
Kitchen	2.94 x 2.55m

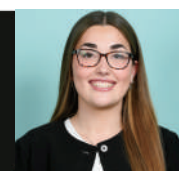
#### First Floor

Bedroom 1	4.20 x 3.02m
Bedroom 2	2.06 x 3.02m
Bedroom 3	2.74 x 2.55m
Shower Room	2.02 x 1.95m

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.