

Turpie
&Co



6



Mavisbank Gardens, Bathgate, EH48 4GW

Visit www.turpies.com
or telephone 01506 668448



6

Mavisbank Gardens, Bathgate



Set within the historic grounds of Glenmavis Distillery (est. 1795), famous for its "Glenmavis Dew" single malt, this home on the edge of Bathgate combines history with a characterful design. This deceptively spacious residence is ideal for professional couples, families, or those downsizing.

The ground floor emphasizes flow and light. A bright reception leads to a front-facing living room, which connects via double doors to a rear sunroom and a large open-plan kitchen and dining area. This layout is perfectly designed for family life and entertaining, with the rear gardens catching the morning sun.

Upstairs, the principal suite features bespoke wardrobes and a sleek en-suite. Three further double bedrooms offer versatile space for guests or remote work, supported by a second en-suite and a large four-piece family bathroom.

The exterior includes a manicured driveway and an integral double garage. The private, low-maintenance south-facing rear garden provides a peaceful space for outdoor activities. Combining historical prestige with a prime location, this property is a must-see.

What's special about this house

- Nestled in the exclusive grounds of the former Glenmavis Distillery, offering a unique blend of history and a characterful design.
- The home features generous proportions and a highly flexible family layout.
- A beautifully presented front-facing room with a grand bay window, elegant fireplace, and double-door access to public rooms.
- A light-filled space with dual-aspect glazing and French door access to landscaped rear gardens.
- Large open-plan dining kitchen with contemporary cabinetry and premium appliances, perfect for hosting or family life.
- A luxurious master bedroom with integrated double wardrobes and a modern en-suite shower room.
- A rear-facing double bedroom featuring built-in storage and a private en-suite shower room.
- Family bathroom featuring a four-piece suite with a deep-soak tub, walk-in shower, and contemporary sanitary ware.
- A 288-square-foot integral double garage with secure parking and excellent workshop potential.

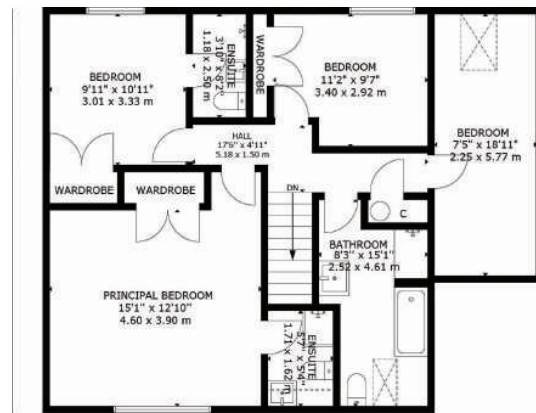
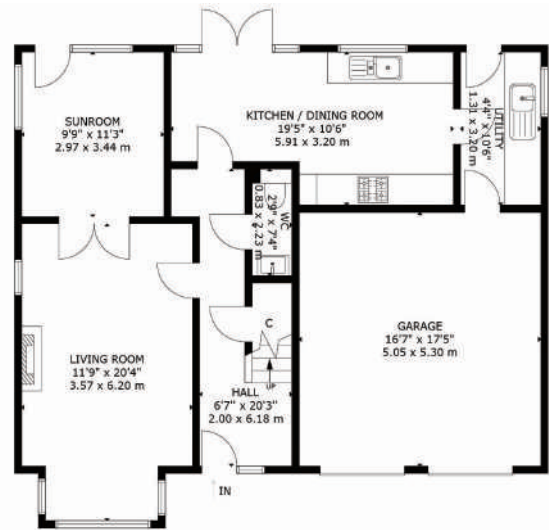


Location and Amenities

- Catchments include Balbardie Primary School and Bathgate Academy, with St Mary's RC Primary and St Kentigern's Academy also nearby.
- Bathgate's vibrant town centre is just 2 minutes away, featuring a variety of supermarkets, cafes, bars, and restaurants.
- Located near the M8, with easy access to Edinburgh (20 miles) and Glasgow (27 miles).
- Bathgate Railway Station is 0.4 miles away with direct services to Edinburgh and Glasgow; Edinburgh International Airport is a convenient 14-mile drive.
- The Livingston Designer Outlet, with over 70 boutiques, a VUE cinema, and diverse dining, is just 6 miles away via the M8.
- Fitness and golf facilities are nearby, including Xcite Bathgate Leisure Centre and Bathgate Golf Club.
- Surrounded by green space, including the Bathgate Hills, Beecraigs Country Park, and the historic Cairnpapple Hill.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine and garden furniture are included



FIRST FLOOR

Home Report valuation	£485,000
Internal floor area	145m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	H
EPC rating	C
Train station	Bathgate

Dimensions

Ground Floor

Living Room	3.57 x 6.20m
Sunroom	2.97 x 3.44m
Kitchen/Dining Room	5.91 x 3.20m
WC	0.83 x 2.23m
Garage	5.05 x 5.30m

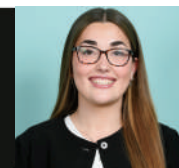
First Floor

Principal Bedroom	4.60 x 3.90m
En-suite	1.71 x 1.62m
Bedroom 2	3.01 x 3.33m
En-suite	1.18 x 2.50m
Bedroom 3	2.25 x 5.77m
Bedroom 4	3.40 x 2.92m
Bathroom	2.52 x 4.61m

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.