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Glenmavis Drive, Bathgate, EH48 4DQ

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Glenmavis Drive, Bathgate



Beautifully presented throughout with a wonderful attention to detail, high-quality finishes, and an immaculate interior design, this three-bedroom semi-detached home with outstanding outdoor space and views over Bathgate is a rare find.

Spanning two floors, the ground floor is home to an elegantly presented and light-filled living room, a versatile formal dining room, and a spectacular contemporary kitchen along with a guest WC. On the first floor, three comfortable double bedrooms share access to a luxurious fully tiled family bathroom.

Boasting landscaped gardens to the front and rear, along with a large driveway, and within walking distance of the local primary school and Balbardie Park, this is the perfect home for a growing or established family.

What's special about this house

- Beautifully presented three-bedroom semi-detached home with landscaped front and rear gardens and off-street parking, only a short walk from Balbardie Park and the local primary school.
- Charming living room boasting a sophisticated interior design that includes handsome wooden flooring and a calm colour palette. Triple windows ensure an abundance of natural light, enhancing the feeling of space.
- Versatile and bright dining room with wooden flooring and an accent wall that could be utilised as a family room or home office depending on individual needs.
- Spectacular contemporary kitchen opening to the rear garden and featuring handleless gloss white wall and floor units, sleek grey worktops, an acrylic splashback, and high-spec integrated appliances including a built-in microwave, oven, hob, and extractor hood.
- Light and airy principal double bedroom with plush carpeting and a statement accent wall.
- Large monoblock driveway that can accommodate up to 6 cars, bordered by a manicured lawn leading to a tranquil gated alfresco seating area. To the rear, a private lawn leads down to a spacious low-maintenance paved seating area ideal for barbecues and entertaining.



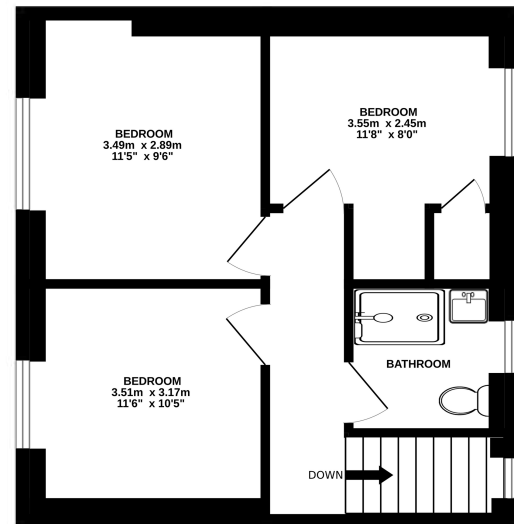
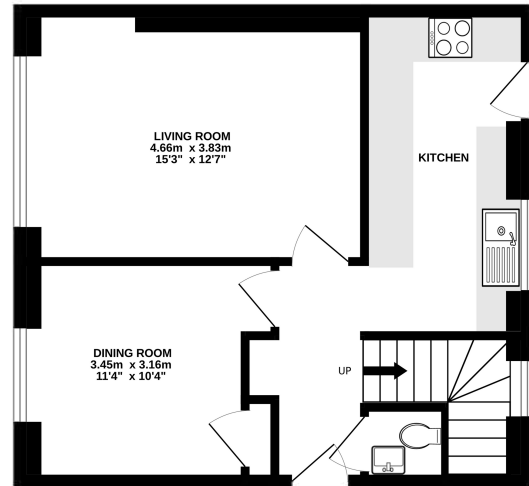
Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy.
- 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 (21 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 five-minute drive.
- Edinburgh International Airport is just thirteen miles away.
- Open green spaces on the doorstep including Balbardie Park of Peace.

Extras

Floor coverings (except rugs), light fittings (except picture wall lights in living room), oven/hob, dishwasher, washing machine, tumble dryer and fridge/freezer included

Home Report valuation	£200,000
Internal floor area	99m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	C
EPC Rating	C
Train station	Bathgate



Dimensions

Ground Floor

Living Room	4.66 x 3.83m
Dining Room	3.45 x 3.16m
Kitchen	2.31 x 5.02m
WC	1.10 x 1.00m

First Floor

Bedroom 1	3.51 x 3.17m
Bedroom 2	3.49 x 2.89m
Bedroom 3	3.55 x 2.45m
Bathroom	2.33 x 1.55m

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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George McKillen
Property Manager