

Turpie  
&Co



114



Hope Park Gardens, Bathgate, EH48 2QX

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# 114

## Hope Park Gardens, Bathgate



Beautifully presented with an immaculate interior design, high quality finishes and a low-maintenance south-east-facing garden, this four-bedroom detached family home is the epitome of desirable living.

The thoughtfully designed layout features an elegant living room adorned with wood-inspired flooring and a neutral colour palette opening into a stunning south-east-facing dining kitchen and adjoining family room both which lead to the rear garden. The ground floor is completed by a utility and guest WC. On the first floor, four well-proportioned and bright double bedrooms are tastefully decorated, with the principal benefitting from a sleek shower room. A stylish modern bathroom serves the remaining bedrooms.

Situated in a popular Bathgate residential development within easy reach of schooling, amenities, transport links, and green space this is a must-see.

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

- Nestled in a popular Bathgate residential development, this beautifully presented four-bedroom detached home boasts an immaculate interior design, high-quality finishes, a driveway and low-maintenance south-east-facing rear garden.
- Elegant living room with wood-inspired flooring and a neutral colour palette. Opening up to the dining kitchen through French doors it is a place to relax and entertain.
- Stunning dining kitchen opening to a cosy south-east-facing family room. Both enjoying garden access they are very much at the heart of this home. Sleek and contemporary, the kitchen showcases gloss white handleless wall and floor units, grey stone-effect splashback and worktops, and an integrated high-spec LAMONA microwave, grill and oven. A hob is housed in a useful breakfast bar ideal for informal dining.
- Luxurious and inviting principal double bedroom with built-in mirrored wardrobes and a stylish en-suite shower room.
- Neat lawn to the front bordering the driveway. Enclosed south-east-facing rear garden with a low-maintenance design of decking and decorative stones.
- Driveway.



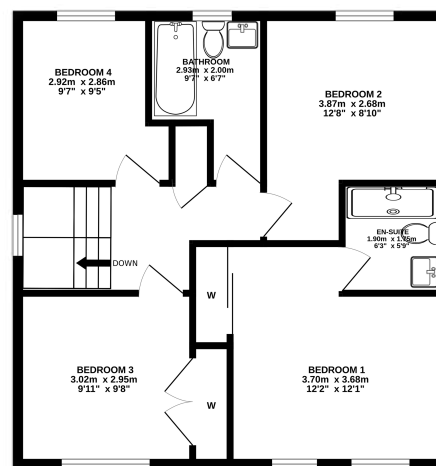
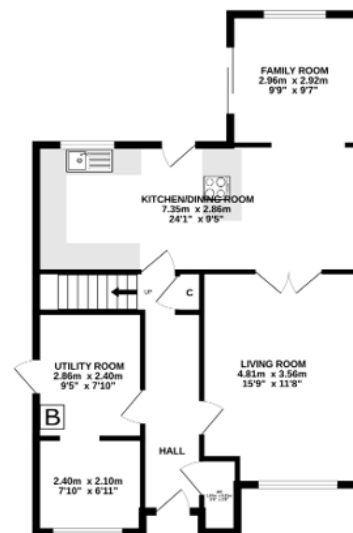
## Location and Amenities

- Catchment for Windyknowe Primary School and Armadale Academy.
- Bathgate town centre provides 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 (24 miles) and Glasgow (28 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a short drive.
- Edinburgh International Airport is just 17 miles away from the property.
- Scenic green spaces on the doorstep including Balbardie Park of Peace.
- Near to superb recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

### Extras

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

Home Report valuation	£330,000
Internal floor area	129m <sup>2</sup>
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	E
EPC rating	C
Train station	Bathgate



### Dimensions

#### Ground Floor

Living Room	4.81 x 3.56m
Kitchen/Dining Room	7.35 x 2.86m
Family Room	2.96 x 2.92m
Utility Room	2.86 x 2.40m
WC	1.67 x 0.81m

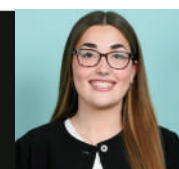
#### First Floor

Bedroom 1	3.70 x 3.68m
En-suite	1.90 x 1.75m
Bedroom 2	3.87 x 2.68m
Bedroom 3	3.02 x 2.95m
Bedroom 4	2.92 x 2.86m
Bathroom	2.93 x 2.00m

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