Turpie &Co



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Mavisbank Gardens, Bathgate, EH48 4GW

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Mavisbank Gardens, Bathgate



Occupying a leafy position within an exclusive development of just six properties in Bathgate, this impressive home offers generous family accommodation over two levels, with particularly spacious reception areas on the ground floor.

A welcoming hall leads to a beautifully proportioned living room, where an elegant bay window and fireplace create a natural focal point, while glazed doors open into a bright sunroom. The dining kitchen is equally impressive, with ample fitted storage, space for a table and doors opening directly to the rear garden, and the house also has a drive.

Upstairs, four good-sized bedrooms provide flexibility for family life, guests or home working, served by bathroom facilities on the upper floor and a WC below. Outside, front, side and rear gardens wrap around the house, while the integral garage and driveway add practicality.

Balbardie Park, with its walks, sports centre and nine-hole golf course, is close by, and Bathgate station is within walking distance for regular trains to Edinburgh and Glasgow. Open countryside is close by.

What's special about this house

- Modern detached house in exclusive Bathgate development
- Set within the former grounds of Glenmavis Distillery
- Balbardie Park, golf course and sports centre close by
- Striking approach by way of a tree-lined drive
- Entrance hall with guest WC
- Generous living room with an elegant bay window and fireplace
- Sunny dual-aspect sunroom opening to the garden
- Spacious dining kitchen with ample fitted storage
- Garden doors from the kitchen for easy indoor-outdoor flow
- Two double bedrooms with wardrobes and en-suites
- Two more bedrooms, one with a built-in wardrobe
- Four-piece family bathroom
- Handy utility room
- Private front, side and rear gardens with seating space
- Integral double garage and driveway parking
















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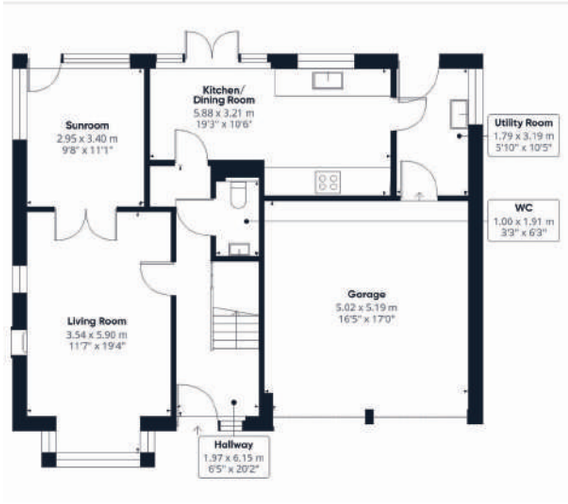
Location and Amenities

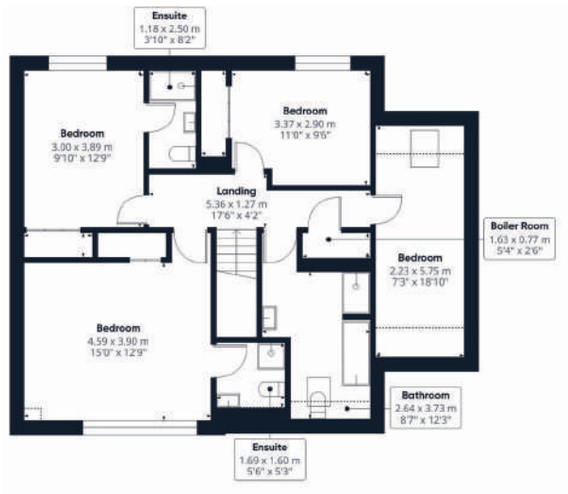
• Situated in the historic market town of Bathgate, offering an excellent balance of countryside living and convenient access to Edinburgh and Glasgow.
• Bathgate town centre provides a wide selection of independent shops, supermarkets, cafés, restaurants and everyday amenities.
• Nearby Beecraigs Country Park and Polkemmet Country Park offer scenic walking and cycling trails, horse riding, fishing and opportunities to enjoy the outdoors.
• Xcite Bathgate provides excellent leisure facilities, including a swimming pool, gym, fitness studios and sports halls.
• Excellent road connections via the nearby M8 and M9 motorways provide convenient access to Edinburgh, Glasgow and the wider Central Belt.
• Bathgate Railway Station offers regular services to Edinburgh and Glasgow, making the town an ideal location for commuters.

Extras

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

Home Report valuation	£485,000
Internal floor area	145m2
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band F
EPC rating	Band C
Train station	Bathgate





Ground Floor

Living Room	3.54 x 5.90m
Sunroom	2.95 x 3.40m
Kitchen/Dining Room	5.88 x 3.21m
Utility Room	1.79 x 3.19m
WC	1.00 x 1.91m
Garage	5.02 x 5.19m

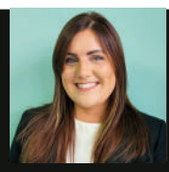
First Floor

Bedroom	4.59 x 3.90m
En-suite	1.69 x 1.60m
Bedroom	3.00 x 3.89m
En-suite	1.18 x 2.50m
Bedroom	2.23 x 5.75m
Bedroom	3.37 x 2.90m
Bathroom	2.64 x 3.73m

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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Pioneers in Property



Lucy Forbes
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.