

Turpie
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Inchcross Drive, Bathgate, EH48 2HD

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Inchcross Drive, Bathgate



Peacefully positioned towards the end of a quiet cul-de-sac, 27 Inchcross Drive is an attractive three-bedroom detached home combining generous, light-filled accommodation with a wonderfully private south-facing garden and an exceptionally versatile, detached garden building.

Inside, the accommodation has a bright, open and flowing feel. A particular feature is the staircase with its impressive cathedral-style window, bringing natural light into the heart of the home. The open-plan kitchen and dining room forms a natural social hub, with doors opening directly onto the garden and creating an easy connection between inside and out. Together with the living room, these spaces offer a relaxed and versatile layout equally suited to everyday family life and entertaining.

Upstairs are three generously proportioned bedrooms, complemented by a separate study or dressing room, providing useful additional space for home working or storage. The master bedroom features a luxurious en-suite shower room.

Outside, the mature south-facing rear garden is a real highlight. Beautifully established and arranged over different levels, mature planting and shrubs create a private setting, while a raised decked area and summerhouse provide inviting spaces to sit, entertain and enjoy the garden.

What's special about this house

- Attractive three-bedroom detached home tucked towards the end of a quiet cul-de-sac.
- Bright, flowing accommodation with a feature staircase and impressive cathedral-style window.
- Open-plan kitchen/dining room opening directly onto the rear garden.
- Three generously sized bedrooms plus a separate study or dressing room. The master bedroom features an en-suite shower room.
- Beautiful mature south-facing gardens offering an excellent degree of privacy.
- Mature garden with established planting, raised decking and a summerhouse.
- Exceptional detached garage/garden building previously adapted as a hairdressing studio.



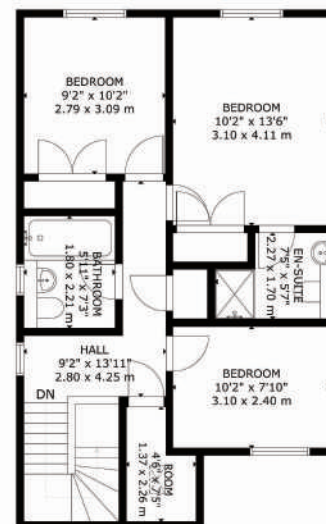
Location and Amenities

- Catchment for Windyknowe Primary School and Armadale Academy.
- A prestigious and quiet residential setting yet close to the centre of Bathgate.
- 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 (23 miles) and Glasgow (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a five-minute drive.
- Edinburgh International Airport is just fifteen miles from the property.
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, garden hut, timber summer house, free standing and trellis planter are included

Home Report valuation	£300,000
Internal floor area	111m ²
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	Band E
EPC rating	Band C
Train station	Bathgate



Ground Floor

Lounge	4.06 x 5.29m
Dining Room	2.90 x 2.98m
Kitchen	2.87 x 2.98m
Utility	1.81 x 2.72m
WC	1.81 x 1.10m

First Floor

Bedroom 1	3.10 x 4.11m
En-suite	2.27 x 1.70m
Bedroom 2	2.79 x 3.09m
Bedroom 3	3.10 x 2.40m
Bathroom	1.80 x 2.21m
Outbuilding	2.92 x 2.47m
WC	2.00 x 1.80m
WC	0.82 x 1.80m

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



Ava Steele
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.