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Meadowpark Crescent, Bathgate, EH48 2SX

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Meadowpark Crescent, Bathgate



Set within the popular Meadowpark development in Bathgate, this impressive five-bedroom detached family home offers an excellent amount of flexible living space, complemented by a generous private rear garden, integral garage and separate summer house.

The ground floor provides an excellent choice of living space, including a comfortable lounge and a versatile office/bedroom five. At the heart of the home is the impressive open-plan kitchen, dining and family area, creating a wonderfully sociable space for everyday family life and entertaining, with direct access to the rear garden. A separate utility room, WC and integral garage add further practicality.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with built-in storage and en-suite shower room, together with a family bathroom and further useful storage.

Outside, the generous private rear garden provides plenty of space for children, relaxing and entertaining, while a separate summer house offers excellent flexibility as a home gym, office or additional leisure space.

What's special about this house

- Impressive open-plan kitchen, dining and family area creating a sociable heart to the home, with direct access to the rear garden.
- Comfortable separate lounge providing a welcoming space to relax away from the main open-plan living area.
- Four bedrooms upstairs complemented by a generous office/bedroom five on the ground floor, offering excellent flexibility for family life, guests or home working.
- Principal bedroom benefiting from built-in storage and its own en-suite shower room, creating a comfortable and private retreat.
- Generous private rear garden offering plenty of space for children to play, as well as outdoor entertaining and relaxing.
- Separate summer house providing a versatile additional space for use as a home gym, office, hobby room or entertaining area.
- Integral garage and private driveway providing convenient off-street parking and useful additional storage.



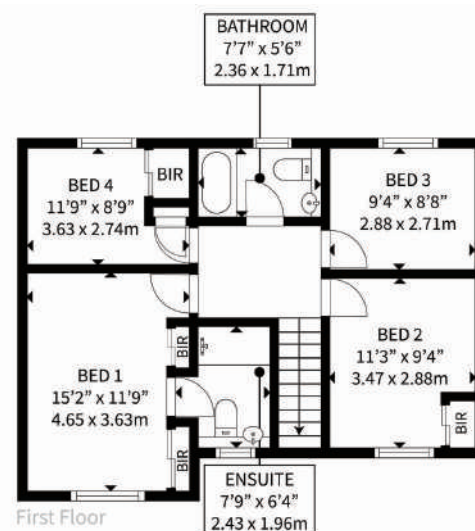
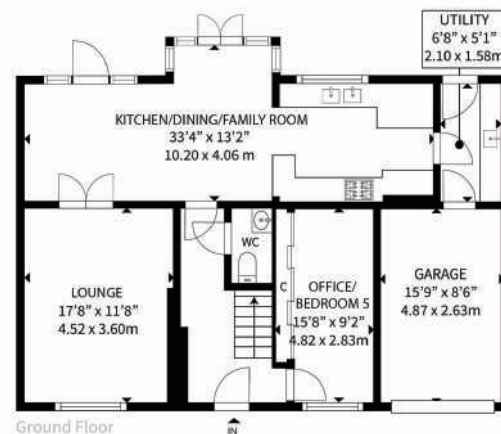
Location and Amenities

- A sought-after family-friendly setting yet close to the centre of Bathgate.
- Bathgate town centre is within walking distance, 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 a 5-minute drive.
- Edinburgh International Airport is just 14 miles from the property.
- Scenic green spaces on the doorstep including Bathgate Meadows Nature Park.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, fridge, freezer, playhouse and garden room are included

Home Report valuation	£400,000
Internal floor area	138m ²
School catchment	Windyknowe Primary School Armada Academy
Council tax band	Band F
EPC rating	Band C
Train station	Bathgate



Dimensions

Ground Floor

Lounge	4.52 x 3.60m
Kitchen/Dining/Family	10.20 x 4.06m
Utility	2.10 x 1.58m
Office/Bedroom 5	4.82 x 2.83m
Garage	4.87 x 2.63m
Garden Room	4.78 x 2.34m

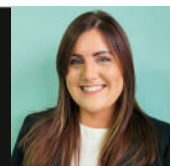
First Floor

Bedroom 1	4.65 x 3.63m
En-suite	2.43 x 1.96m
Bedroom 2	3.47 x 2.88m
Bedroom 3	3.63 x 2.74m
Bedroom 4	2.88 x 2.71m
Bathroom	2.36 x 1.71m

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