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Craigard, 37 Balbardie Road, Bathgate, EH48 1AP

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Balbardie Road, Bathgate



“Craigard” is an exciting opportunity to acquire a characterful property to refurbish or remodel according to your own vision. It offers huge flexibility for a family looking to create a very special and enduring home in the heart of a friendly community, benefitting from its location in a well-connected central Scotland town.

“Craigard” was built with care and attention to detail, and a sense of home pervades from the moment you step through the original tiled entry porch and into the large reception hall. The two main public rooms, the living room and dining room, sit either side of the front entrance. Both are stunning rooms, with large bay windows to the front looking out over Bathgate and giving a feeling of connection with the town. Deep decorative cornices line the high ceilings, and each room has features such as a fireplace and recesses. The current kitchen and family dining area is poised for transformation into what will be the buzzing heart of the modern home. Further downstairs accommodation includes a guest suite comprising a double bedroom with shower room, as well as another double bedroom and a separate family bathroom. Three double bedrooms are arranged around a large landing upstairs. In addition, there is a first-floor living room and there is potential here for some remodelling to create a truly luxurious master suite.

What's special about this house

- Spacious period villa with high ceilings, large rooms and all the desirable features of a period home.
- Currently configured as four public rooms and five bedrooms across the two floors.
- Spacious living room and dining room, both featuring large bay windows to the front looking out over Bathgate.
- The current kitchen and family dining area is poised for transformation. An open plan, L-shaped area suggests itself, but the possibilities are endless for creating an incredibly practical, contemporary family space.
- Ready for new owners to remodel for their own lifestyle, desires and needs. There is potential for it to be turned into two separate homes.
- The private rear garden is of a size commensurate with the scale of the property and is bounded by brick walls and lovely mature trees.
- Driveway with off-road space for several vehicles, and separate garage.
- Walking distance to the railway station and excellent commuter links.
- Close to all local amenities.









Location and Amenities

- Bathgate is a thriving community with shopping, social, sport and leisure facilities
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (20 miles), Glasgow (27 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.5 miles)
- National and international flights from Edinburgh Airport –just 14 miles away
- Excellent retail opportunities at Livingston Designer Outlet (6 miles)
- The beautiful country parks of Beecraigs, Polkemmet and Muiravonside are a short drive away

“Craigard is a rare opportunity to create a bespoke and enduring home that truly has it all.”

Home Report valuation	£650,000
Internal floor area	306m ²
School catchment	Balbardie Primary School Bathgate Academy
EPC Rating	D
Council tax band	E
Train station	Bathgate 0.5 miles

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, washing machine, tumble dryer, fridge/freezer and garden hut are included.

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.



GROUND FLOOR



1ST FLOOR

Dimensions

Ground Floor

Living Room	4.31 x 5.31m
Dining Room	4.30 x 6.03m
Kitchen	4.44 x 2.72m
Bedroom (1)	4.76 x 3.92m
Bedroom (5)	3.22 x 3.89m
Bathroom (1)	2.28 x 4.30m
Bathroom (2)	1.65 x 2.70m
Garage	3.23 x 4.64m

First Floor

Living Room	4.28 x 6.36m
Bedroom (2)	4.28 x 4.15m
Bedroom (3)	4.02 x 3.72m
Bedroom (4)	4.11 x 2.92m
Bathroom	1.62 x 3.02m
Upstairs Kitchen	3.90 x 3.00m

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Gillian Greenwell
Property Manager

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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.