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Hope Park Gardens, Bathgate, EH48 2QX

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Hope Park Gardens, Bathgate



Combining generous, bright living space and tastefully decorated interiors, this well-presented detached three-bedroom Bathgate property promises a comfortable family lifestyle.

Featuring an enclosed rear garden, driveway and integral garage, the home showcases an inviting living room opening to a versatile dining room which in turn leads to the patio, rear garden and adjoining kitchen. A guest WC completes the ground floor whilst the first floor is home to three appealing double bedrooms, one of which has an en-suite shower room, and a family bathroom.

With its sought-after location, close to schools, amenities, transport links and green spaces, this is a fantastic opportunity.

What's special about this house

- Well-presented, spacious, and bright, this three-bedroom detached family home in a popular Bathgate setting promises a comfortable lifestyle with an enclosed garden, driveway and integral garage.
- Light-filled and tastefully decorated living room enjoying a front-facing aspect. With French doors opening to an adjacent dining room, it lends itself to relaxed day-to-day living and entertaining.
- Elegant and versatile dining room with sliding doors to the patio and rear garden. Could also make for a cosy family room depending on specific needs.
- Impressive modern kitchen featuring wood-inspired wall and floor units, smooth black worktops and a tiled splashback. Designed in a U-shaped layout, it boasts high-spec integrated BOSCH appliances that include an eye-level grill, oven, gas hob, and extractor hood. It leads to both the garden and integral garage.
- Light and airy principal double bedroom with built-in mirrored wardrobes and an en-suite shower room. With a rear garden aspect, it is peaceful and comfortable.
- Neat lawn to the front bordering the driveway and integral garage. Enclosed rear garden with a low-maintenance design of paving bordering a lush lawn.
- Driveway and integral garage.



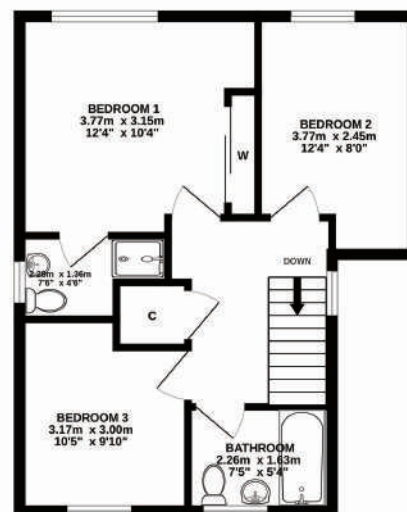
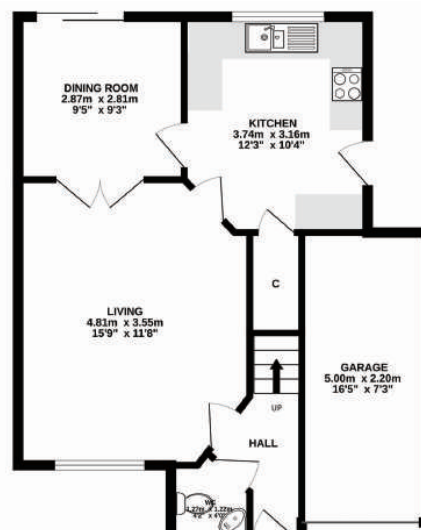
Location and Amenities

- 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, Bathgate Golf Club, and Balbardie Park of Peace.
- 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, washing machine, tumble dryer, and fridge/freezer are included

Home Report valuation	£280,000
Internal floor area	87m ²
School catchment	Windyknowe Primary School Armadale Academy
Council tax band	E
EPC rating	D
Train station	Bathgate



Dimensions

Ground Floor

Living Room	4.81 x 3.55m
Dining Room	2.87 x 2.81m
Kitchen	3.74 x 3.16m
WC	1.27 x 1.22m
Garage	5.00 x 2.20m

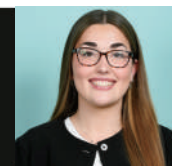
First Floor

Bedroom 1	3.77 x 3.15m
En-suite	2.28 x 1.36m
Bedroom 2	3.77 x 2.45m
Bedroom 3	3.17 x 3.00m
Bathroom	2.26 x 1.63m

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



Jenna Turpie
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.