

Turpie  
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136



Inchwood Avenue, Bathgate, EH48 2EF

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# 136

## Inchwood Avenue, Bathgate



Beautifully presented throughout, this impressive five-bedroom detached family home, set on the largest plot in the development, offers an exceptional interior design, a highly versatile layout, quality finishes, and a stunning landscaped south-east-facing rear garden.

The ground floor provides three outstanding living and reception spaces, including a stunning south-east-facing dining kitchen with direct access to the garden, a generous main living room, and a light-filled rear lounge enjoying an attractive garden aspect. On the first floor, there are five well-proportioned bedrooms, two of which benefit from en-suite shower rooms, complemented by a luxurious spa-style family bathroom. A convenient ground floor guest WC further enhances the accommodation.

Ideally located close to schooling, excellent transport links, local amenities, and Bathgate Golf Club, this is a superb opportunity for modern family living.

### *What's special about this house*

- Beautifully presented five-bedroom detached family home with a south-east-facing landscaped garden, driveway and double garage.
- Stunning box bay windowed living room featuring parquet flooring and a stylish colour palette. A particular highlight of this generously proportioned space is a bespoke media wall with wall-mounted fireplace.
- South-east-facing box bay windowed lounge overlooking the rear garden and showcasing parquet flooring and a statement accent wall.
- Spectacular south-east-facing dining kitchen with bi-fold doors to the rear garden. Sleek one-wall cabinetry is complemented by a striking kitchen island with breakfast bar and polished white stone worktops. The thoughtfully designed corner dining area benefits from bespoke built-in seating, creating a warm and inviting space ideal for relaxing and entertaining while enjoying garden views.
- Light and airy principal double bedroom featuring a stylish interior design, built-in wardrobes and a luxurious en-suite shower room with high-quality porcelain tiling.
- Spa-like contemporary family bathroom showcasing a freestanding oval bath, shower enclosure, hidden cistern WC and Jack and Jill countertop washbasins.
- Enclosed south-east-facing rear garden with expansive decking and paving creating an idyllic seating and entertaining area overlooking the manicured lawn.
- Driveway and double garage/utility.



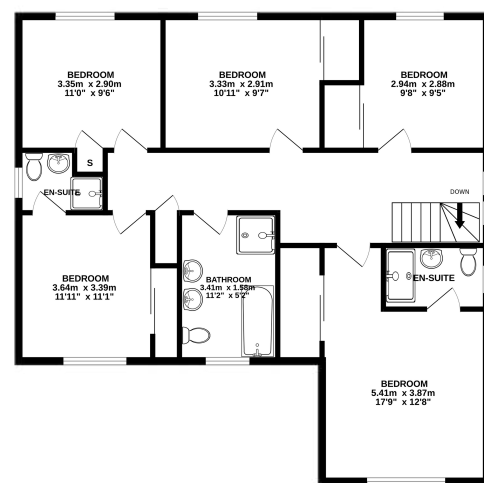
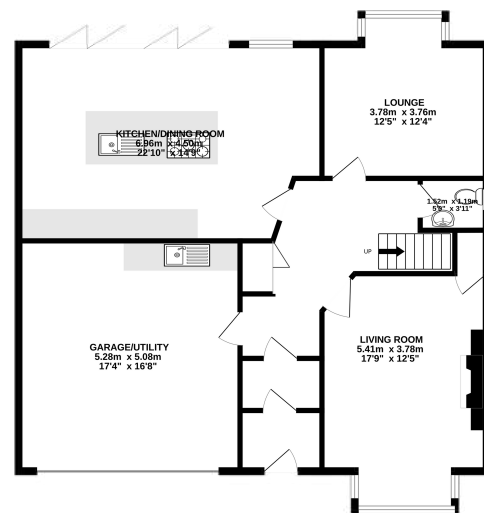
## Location and Amenities

- Catchment for Boghall Primary School and Bathgate Academy.
- Bathgate, a five-minute drive, provides an array of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 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 5-minute drive.
- Edinburgh International Airport is just 13 miles from the property.
- Polkemmet and Beecraigs Country Parks are within easy reach.
- Family-friendly recreational activities include Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre.
- High-quality boutiques, entertainment, and eateries at Livingston Designer Outlet (5.5 miles via the M8).

### Extras

*All floor coverings, light fittings, blinds, oven/hob, dishwasher, washing machine, tumble dryer, fridge, freezer, and cube patio table and chairs are included*

Home Report valuation	£410,000
Internal floor area	168m <sup>2</sup>
School catchment	Boghall Primary School Bathgate Academy
Council tax band	F
EPC rating	C
Train station	Bathgate



### Ground Floor

Kitchen/Dining Room	6.96 x 4.50m
Living Room	5.41 x 3.78m
Lounge	3.78 x 3.76m
WC	1.52 x 1.19m
Garage/Utility	5.28 x 5.08m

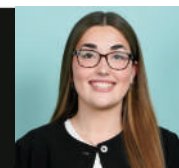
### First Floor

Bedroom 1	5.41 x 3.87m
En-suite	2.37 x 1.46m
Bedroom 2	3.64 x 3.39m
En-suite	1.99 x 1.43m
Bedroom 3	3.35 x 2.90m
Bedroom 4	3.33 x 2.91m
Bedroom 5	2.94 x 2.88m
Bathroom	3.41 x 1.58m

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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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.