

Turpie  
&Co



90A



Mid Street, Bathgate, EH48 1QD

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# 90A

Mid Street, Bathgate



Ideally positioned within easy reach of Bathgate town centre, excellent commuter links, and a wide range of leisure amenities including Bathgate Golf Club, this one-bedroom apartment is perfectly suited to first-time buyers, couples, and investors alike.

Set on the ground floor of an established residential development overlooking green open space to the rear, the property offers a bright south-east-facing living room, a kitchen, spacious double bedroom, and a stylish shower room.

Combining comfort, convenience, and an excellent location, this is a superb opportunity not to be missed.

## *What's special about this house*

- Light-filled south-east-facing living room overlooking the front of the property.
- Kitchen with wood-effect wall and floor units, black worktops and integrated appliances including an extractor hood, oven, and hob.
- Spacious and comfortable double bedroom.
- Well-appointed shower room with a hidden cistern WC and washbasin built into vanity.
- Shared residents' parking
- Short walk from Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, and green open spaces.

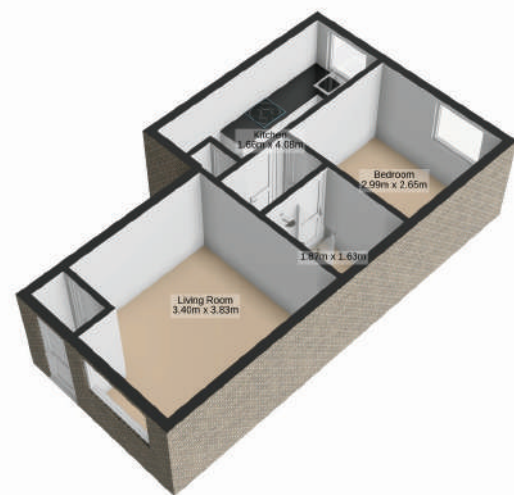
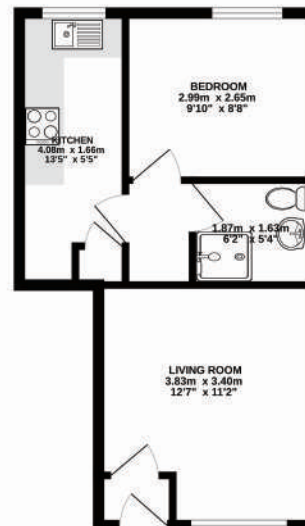


## Location and Amenities

- Bathgate town centre is a short walk, 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 (20 miles) and Glasgow (29 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is less than a ten-minute walk.
- Edinburgh International Airport is just 13 miles from the property.
- Near to recreational activities such as Xcite Leisure Centre, Bathgate Bowling Club, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (5.7 miles via the M8).

*“One-bedroom ground floor flat ideally positioned within easy reach of Bathgate town centre, excellent commuter links, and a wide range of leisure amenities”*

Home Report valuation	£90,000
Internal floor area	33m <sup>2</sup>
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	A
EPC rating	D
Train station	Bathgate



### Dimensions

Living Room	3.83 x 3.40m
Kitchen	4.08 x 1.66m
Bedroom	2.99 x 2.65m
Bathroom	1.87 x 1.63m

### Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine and fridge/freezer 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.

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Pioneers in Property



Ava Steele  
Property Manager