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Academy Place, Bathgate, EH48 1AS

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Academy Place, Bathgate



Set within a desirable modern development on the grounds of the iconic former Bathgate Academy, this impressive five-bedroom townhouse offers exceptionally spacious and highly versatile family accommodation spanning three, beautifully presented, levels.

Designed with modern family living in mind, the accommodation includes a bright and spacious living room enhanced by two sets of French doors that flood the space with natural light, alongside an impressive open plan kitchen/dining/living area with French doors opening directly onto the rear garden, creating a wonderful setting for both everyday living and entertaining. There are five well-proportioned bedrooms, including a luxurious principal suite benefiting from en-suite facilities, in addition to a contemporary family bathroom. Further practicality is provided by a utility room, guest WC, and an integral double garage, currently utilised as a games room and bar.

Externally, the property continues to impress with a private driveway to the front and an enclosed and private rear garden. A raised decking area provides the perfect setting for al-fresco dining and entertaining.

What's special about this house

- Exceptional five-bedroom townhouse offering spacious and flexible accommodation across three levels.
- Bright and elegant living room featuring two sets of French doors allowing for an abundance of natural light. A feature fireplace adds warmth and character to the living space, creating an inviting focal point for relaxing and entertaining.
- Stunning open-plan kitchen, living and dining area with French doors opening directly onto the rear garden; ideal for modern family living.
- Versatile ground floor layout including a fifth bedroom, utility room, guest WC, and integral double garage currently utilised as a games room and bar.
- Luxurious principal bedroom with contemporary en-suite shower room.
- Private enclosed rear garden enjoying a peaceful outlook.
- Double driveway and integral double garage providing secure off-street parking.









Location and Amenities

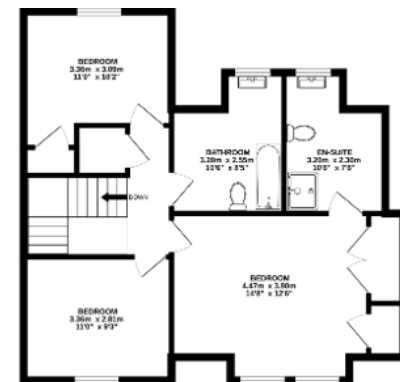
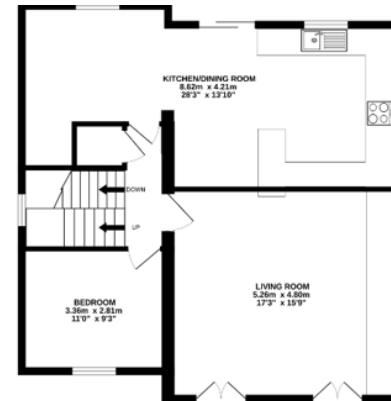
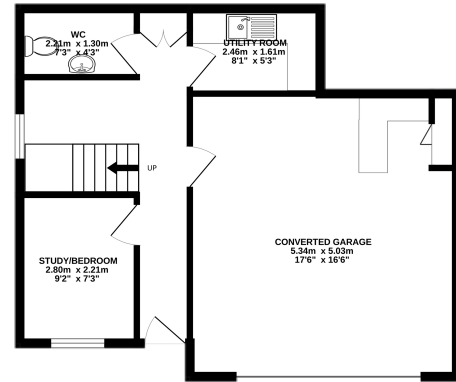
- Catchment for Balbardie Primary School and St Mary's RC Primary School and Bathgate Academy and St Kentigerns Academy.
- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (20 miles), Glasgow (27 miles) and Stirling (22 miles).
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.3 miles).
- National and international flights from Edinburgh Airport - just 13 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.

"Beautifully presented five-bedroom home that combines generous proportions with a flexible layout and stylish contemporary interiors throughout"

Home Report valuation	£435,000
Internal floor area	166m ²
School catchment	Balbardie Primary School, St Marys RC Primary School Bathgate Academy St Kentigerns Academy
EPC Rating	C
Council tax band	E
Train station	Bathgate

Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven hob and dishwasher, washing machine, tumble dryer, fridge/freezer, fridge, freezer, 2 garden huts, garage bar and integrated fireplace are included.



Dimensions

Ground Floor

Study/Bedroom	2.80 x 2.21m
Utility Room	2.46 x 1.61m
WC	2.21 x 1.30m
Converted Garage	5.34 x 5.03m

First Floor

Living Room	5.26 x 4.80m
Kitchen/Dining Room	8.62 x 4.21m
Bedroom	3.36 x 2.81m

Second Floor

Bedroom	4.47 x 3.80m
En-suite	3.20 x 2.30m
Bedroom	3.36 x 3.09m
Bedroom	3.36 x 2.81m
Bathroom	3.20 x 2.55m

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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Ava Steele
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.