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Academy Place, Bathgate, EH48 1AS

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Academy Place, Bathgate



Occupying part of the impressive former Bathgate Academy, this charming two-bedroom apartment combines characterful features with bright, spacious and versatile accommodation.

At the heart of the home is a generous open-plan kitchen, dining and living area, where high ceilings and an abundance of natural light create a wonderful sense of space. The property also offers two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom.

Combining the character of a historic building with the practicality of contemporary apartment living, the property also benefits from private residents' parking and access to well-maintained communal gardens, providing attractive outdoor space for residents to enjoy. This is a wonderful opportunity for those seeking something a little different.

What's special about this house

- Generous open-plan kitchen, dining and living area, ideal for modern living and entertaining.
- Two well-proportioned bedrooms offering comfortable and flexible accommodation.
- Principal bedroom benefiting from its own private en-suite shower room.
- Separate family bathroom providing additional convenience.
- High ceilings and an abundance of natural light creating a wonderful sense of space.
- Private residents' parking providing convenience for homeowners.
- Attractive communal gardens offering pleasant outdoor space for residents to enjoy.
- Distinctive apartment combining period character with modern-day practicality.

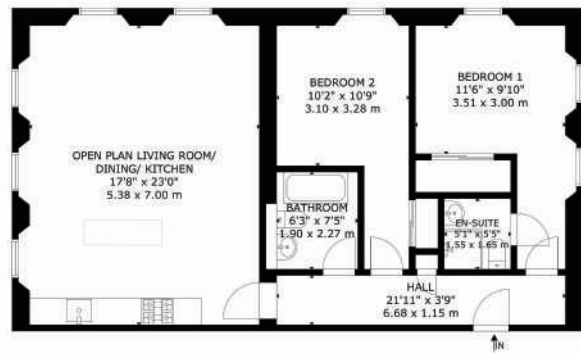


Location and Amenities

- A prestigious and peaceful residential setting yet close to the centre of Bathgate.
- Bathgate town centre is a short five-minute 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 (26 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute walk.
- Edinburgh International Airport is just 13 miles away.
- Scenic green spaces on the doorstep including Ballencrieff and Polkemmet Country Parks.
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Deer Park Golf and Country Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8).

"A charming home where historic character meets modern living, with impressive high ceilings, wonderful natural light and generous open-plan accommodation."

Home Report valuation	£250,000
Internal floor area	85m ²
School catchment	Balbardie Primary School Bathgate Academy
Council tax band	Band D
EPC Rating	Band C
Train station	Bathgate



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M
All measurements and fixtures, including doors and windows, are approximate and should be independently verified.
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Dimensions

Living/Kitchen/Dining	5.38 x 7.00m
Bedroom 1	3.51 x 3.00m
En-suite	1.55 x 1.65m
Bedroom 2	3.10 x 3.28m
Bathroom	1.90 x 2.27m

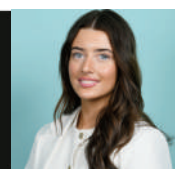
Extras

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

Turpie Co

Pioneers in Property



Ava Steele
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.