

Turpie
&Co



44



King Street, Bathgate, EH48 1AY

Visit www.turpies.com
or telephone 01506 668448



44



King Street, Bathgate

An impressive and substantial four-bedroom detached home, beautifully presented throughout and offering approximately 240m² of generous and versatile accommodation, complemented by mature grounds and a detached garage.

The ground floor provides an excellent choice of living spaces, including a spacious lounge, separate living room and cosy snug. At the heart of the home is a stylish open-plan dining kitchen with a large central island, complemented by a particularly generous utility room and separate shower room. A downstairs bedroom offers superb flexibility for guests, family living or home working.

Upstairs, the exceptionally spacious principal bedroom benefits from an en-suite shower room, alongside two further double bedrooms and a family bathroom.

Outside, mature grounds create an attractive sense of space and privacy, while a generous gravelled driveway provides extensive parking and leads to the detached garage.

What's special about this house

- Three separate reception rooms including a generous lounge, additional living room and cosy snug.
- Impressive open-plan dining kitchen stylishly finished with a large central island and excellent space for entertaining.
- Four generous double bedrooms including a flexible ground-floor bedroom ideal for guests or multigenerational living.
- Superb principal bedroom suite exceptionally spacious and complete with its own en-suite shower room.
- Substantial mature grounds offering an attractive setting with a wonderful feeling of space and privacy.
- Extensive private parking with a generous gravelled driveway leading to the detached garage.
- Central Bathgate location within easy walking distance of the town centre and train station.









Location and Amenities

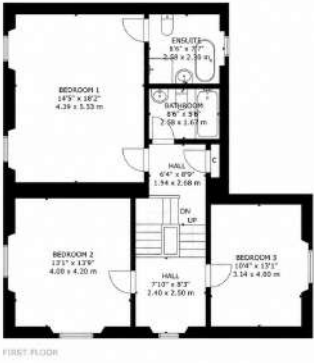
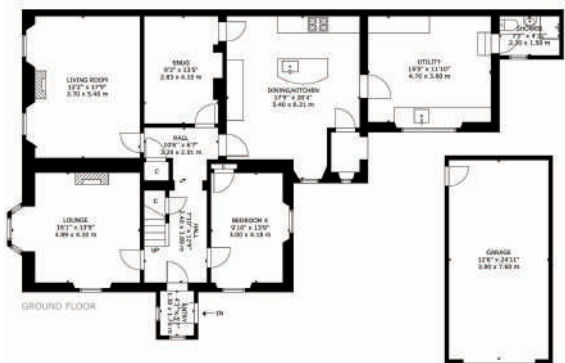
- Bathgate is a thriving community with shopping, social, sport and leisure facilities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh. (21 miles), Glasgow (29 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Bathgate station (0.4 miles).
- National and international flights from Edinburgh Airport - just 14 miles away.
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away.

“A substantial and beautifully presented family home, offering exceptional space, flexibility and privacy, all within easy reach of the heart of Bathgate.”

Home Report valuation	£600,000
Internal floor area	240m2
School catchment	Balbardie Primary School Bathgate Academy
EPC Rating	Band D
Council tax band	Band E
Train station	Bathgate

Extras

Integrated larder fridge, integrated larder freezer, integrated dishwasher and free-standing 8 ring, 3 oven gas cooker are included



Dimensions

Ground Floor

Living Room	3.70 x 5.40m
Lounge	4.89 x 4.20m
Snug	2.83 x 4.10m
Dining/Kitchen	5.40 x 6.21m
Utility	4.70 x 3.60m
Shower	2.30 x 1.50m
Bedroom 4	3.00 x 4.18m
Garage	3.80 x 7.60m

First Floor

Bedroom 1	4.39 x 5.53m
En-suite	2.58 x 2.30m
Bedroom 2	4.00 x 4.20m
Bedroom 3	3.14 x 4.00m
Bathroom	2.58 x 1.67m

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



Gillian Greenwell
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.