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Edinburgh Road, Bathgate EH48 1EP
"Abercorn"

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"Abercorn"



Period home with beautiful gardens in the heart of the community.

Nestled behind evergreen hedges on a corner plot in one of Bathgate's most sought-after streets, "Abercorn" is truly a hidden gem. A characterful period home with large rooms and beautiful gardens, it exudes a relaxed country vibe within the heart of the town. Benefiting from some excellent recent improvements both indoors and out, it now offers the opportunity for new owners to add their own stamp to this extraordinary family home.

The property is within walking distance of the town centre shops and leisure facilities, making it perfect for family life within the community, as well as for commuting to the cities. Bathgate railway station, on a main line to Edinburgh and Glasgow, is within walking distance; there is a bus stop adjacent, and access to the motorway network is close by.

Light and airy throughout, with the large rooms and high ceilings characteristic of the period, it retains many other desirable features such as stained glass windows, picture rails and original open fireplaces in all rooms. The heart of the home is the large family/dining room, with double French doors opening to a dining patio. The glazed double doors and side panels bring in copious natural light, while the view into the fully enclosed garden with its mature hedge is a wonderfully private outlook.

The kitchen is accessed via the hallway, which includes a double Belling stove, plenty of units as well as two walk-in store cupboards. The view from the window over the sink is a peaceful vista of the pond and terraced garden on the other side of the house.

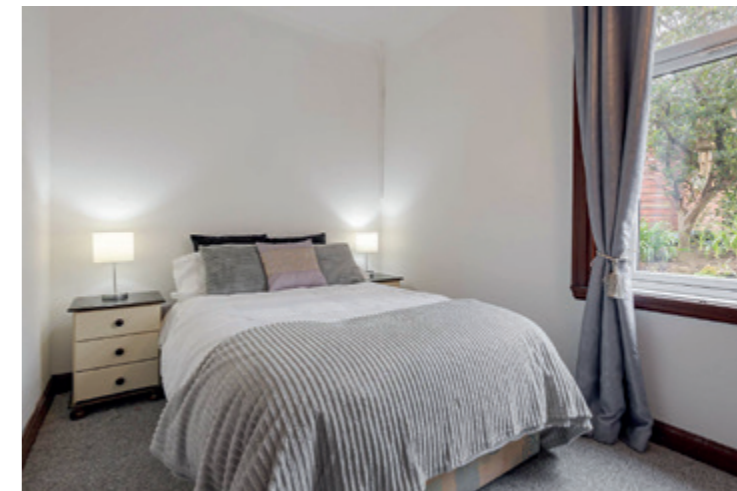
The separate lounge room, also a very generous size with space for plenty of comfortable furniture, features its original open fireplace for cosy evenings. There is also a bedroom on the ground floor, and a downstairs shower room. As you would expect, there is storage incorporated throughout the house, and the large loft is partially boarded; space will never be a problem here.

Upstairs the large landing gives access to three bedrooms – one double and two king-sized rooms. All are beautiful rooms where the original fireplaces have been retained, and all have built-in storage. The master bedroom features full-width mirrored sliding doors, creating a huge wardrobe which has been artfully installed so that the fireplace is untouched. In addition, there is a large walk-in cupboard on this floor, which has in the past been used as a study. A family bathroom and separate toilet serve the bedrooms.

The stunning gardens at "Abercorn" are really special, a gardener's paradise and designed to be fully enjoyed by family and friends at all times of the year. Surrounding the house on all sides and enclosed by evergreen hedges and a characterful wall, they have been divided into various zones. With paved areas, terraces, a pond, raised deck and lawns, there is somewhere to sit anytime of the day to catch the sun with a coffee or glass of wine. In addition, there is a shed, greenhouse and garage.

The generous spaces, period features and stunning gardens, along with its well-connected location, make "Abercorn" a place to fall in love with and call home for many years to come.







What's special about this house

- Spacious and characterful period family home retaining many original features
- Four large bedrooms and two public rooms
- Large, light-filled dining/family room with French doors to patio
- Stunning enclosed gardens surrounding the property on all sides, with patio, terraces, lawns, deck and garden buildings.
- Off-street parking
- Sought-after street address close to all local amenities
- Well-connected central Scotland location with access to the motorway and rail network for fast access to Glasgow and Edinburgh

"I fell in love with the beautiful garden, the space and size of the rooms. It's very private but still close enough to chat to the neighbours."

Home Report valuation	£470,000
Internal floor area	195m ²
School catchment	Balbardie Primary School, Bathgate Academy St Kentigern's Academy
Council tax band	F
Train station	Bathgate

Location and Amenities

- Bathgate is a thriving community with restaurants and takeaways, independent shops, gyms and health practitioners, and a host of sports and social clubs
- Close proximity to the M8 and M9 gives easy access to Edinburgh (20 miles), Glasgow (30 miles) and Stirling (23 miles)
- Bathgate railway station (0.6 miles) is on the main line to the cities
- National and international flights from Edinburgh Airport – just 12.5 miles away
- Beautiful countryside on the doorstep, as well as Beecraigs, Polkemmet and Muiravonside country parks a short drive away
- Extensive shopping opportunities including a Designer Outlet in the nearby town of Livingston

Floor Plans:



Ground Floor



First Floor

Dimensions:

Ground Floor:-

Living Room	5.39m x 4.70m
Dining Room	5.39m x 5.92m
Kitchen	3.40m x 2.70m
Bedroom 4	2.31m x 3.29m
Shower Room	2.31m x 1.20m

First Floor:-

Master Bedroom	4.61m x 4.44m
Bedroom 2	4.80m x 4.40m
Bedroom 3	3.80m x 4.10m
Bathroom	2.63m x 2.19m
WC	2.63m x 0.89m

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.

Extras:

All floor covering, all blinds, oven/hob, dishwasher, washing machine, fridge/freezer, and garden hut.

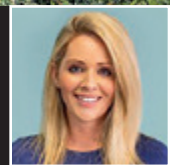
EPC Rating: D

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Pioneers in Property



Natasha Fontaine
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.