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Blairbrouach, 39 Marjoribanks Street,
Bathgate, EH48 1AH

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Blairbrouaich, Marjoribanks Street



Set in one of Bathgate's most desirable locations, this stunning three/four-bedroom house with a beautifully landscaped garden and double garage is a testament to luxurious modern living.

The meticulously designed interior comprises a dual-aspect living room that seamlessly extends to the landscaped rear gardens and patio while a magnificent design-led dining kitchen with French doors to the rear, offers a perfect setting for entertaining. A convenient ground floor WC; an elegant principal double bedroom with bespoke wardrobes; two light and airy double bedrooms; a luxurious family bathroom; and a versatile home office or fourth bedroom with an en-suite complete the internal accommodation. There is excellent storage.

Outside the property unveils an exceptional garden with an alfresco patio area providing panoramic views of the town.

What's special about this house

- Beautifully presented three/four-bedroom family home with spacious accommodation and a captivating south-west-facing garden.
- Spectacular dual-aspect living room opening out to the alfresco dining area and garden. Spanning the length of the property and boasting a tasteful interior enhanced by a log-burning stove it is a wonderful space for family life.
- Contemporary kitchen with an island seating four comfortably. Sleek burnished bronze wall and floor cabinetry is complemented by grey stone worktops and high-spec integrated appliances. With an adjoining dining room and French doors opening onto the patio it is the perfect place to entertain.
- Elegant principal double bedroom with a sophisticated interior design and bespoke built-in mirrored wardrobes.
- Two light-filled carpeted double bedrooms.
- Versatile home office or fourth double bedroom.
- Design-led monochrome family bathroom featuring a bath, WC, washbasin built into a wall-hung vanity, and a rainfall shower enclosure.
- Exceptional rear garden overlooking Bathgate, with an expansive terrace and lawn.









Location and Amenities

- Catchment for Balbardie Primary School and Bathgate Academy.
- Sought-after residential setting just minutes from the centre of Bathgate.
- Within a ten-minute walk, a diverse range of high street stores, supermarkets, fashionable bars, and thriving restaurants.
- Perfectly situated for commuters with easy access to Edinburgh (20 miles) and Glasgow (26 miles) via the M8.
- Bathgate Railway Station with swift links to Edinburgh and Glasgow is a 10-minute walk.
- Proximity to Edinburgh International Airport, only 13 miles away from the property.
- Scenic green spaces on the doorstep including Beebraigs Country Park.
- Near to superb recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.

“Luxury living in Bathgate’s prime location, a three-bedroom house with a south-west-facing garden, double garage, and panoramic town views.”

Home Report valuation	£450,000
Internal floor area	236m ²
School catchment	Balbardie Primary School and Bathgate Academy
EPC Rating	Band C
Council tax band	Band E
Train station	Bathgate Station

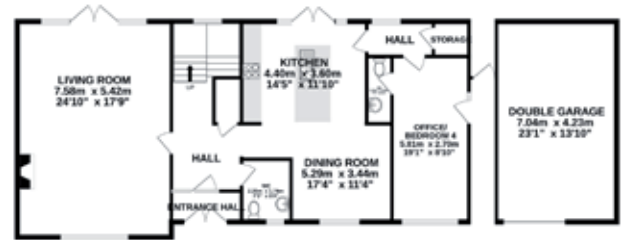
Extras

All floor coverings, all light fittings, all blinds and all curtains are included.

Ground Floor / First Floor



GROUND FLOOR
150.7 sq.m. (1622 sq.ft.) approx.



1ST FLOOR
84.7 sq.m. (911 sq.ft.) approx.



Dimensions

Ground Floor

Living Room	7.58m x 5.42m
Kitchen	4.40m x 3.60m
Dining Room	5.29m x 3.44m
Office/Bedroom (4)	5.81m x 2.70m
Double Garage	7.04m x 4.23m

First Floor

Bedroom (1)	4.65m x 4.12m
Bedroom (2)	4.65m x 3.46m
Bedroom (3)	4.36m x 3.24m
Bathroom	2.92m x 2.87m

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Gillian Greenwell
Director

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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.