

Turpie
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Russell Way, Bathgate, EH48 2GH

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Russell Way, Bathgate



Occupying a pleasant position within a popular residential development in Bathgate, this spacious four-bedroom townhouse offers an excellent amount of accommodation arranged over three levels, creating a flexible and well-balanced home ideally suited to modern family life.

The ground floor begins with a welcoming entrance hallway leading into a comfortable lounge. To the rear is the generous kitchen/dining room, providing plenty of space for both cooking and family dining. A useful ground-floor WC completes this level.

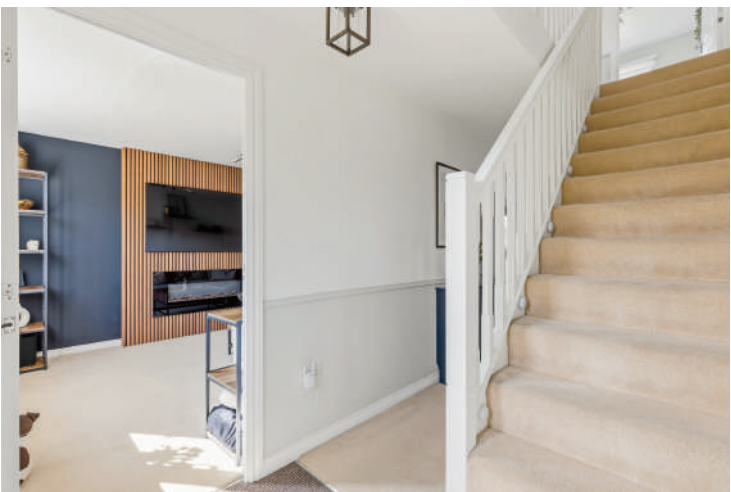
Three bedrooms are positioned on the first floor, all offering good proportions and flexibility for family living, guests or home working. A family bathroom and useful built-in storage are also located on this floor.

The second floor is dedicated to the impressive principal bedroom. Generously proportioned, this creates a more private retreat away from the remainder of the accommodation, with an en-suite and dressing room completing this floor.

Outside, the enclosed west-facing rear garden has been attractively maintained, combining lawn, paved pathways and space for outdoor seating. Its orientation allows the garden to benefit from the afternoon and evening sun, while the front of the property enjoys the morning light.

What's special about this house

- Spacious accommodation over three levels. The property provides an excellent amount of space for family life, with four well-proportioned bedrooms and multiple bathrooms.
- Stylishly presented lounge. A comfortable main reception room featuring contemporary décor and an eye-catching media wall.
- Generous kitchen/dining room. A bright and practical everyday living space with plenty of room for a dining table and French doors providing direct access to the rear garden.
- Private principal bedroom floor. The impressive top-floor bedroom creates a more secluded retreat, complemented by a bathroom and dressing room on the same level.
- West-facing rear garden. An attractive enclosed garden enjoying afternoon and evening sunshine, with space for outdoor seating and entertaining
- Allocated parking space.



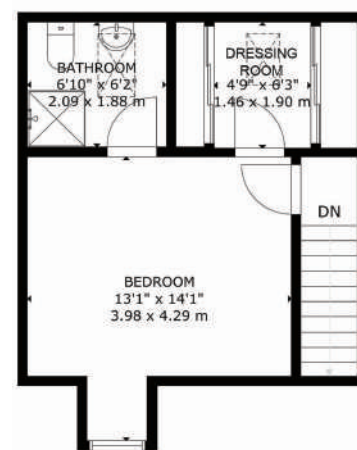
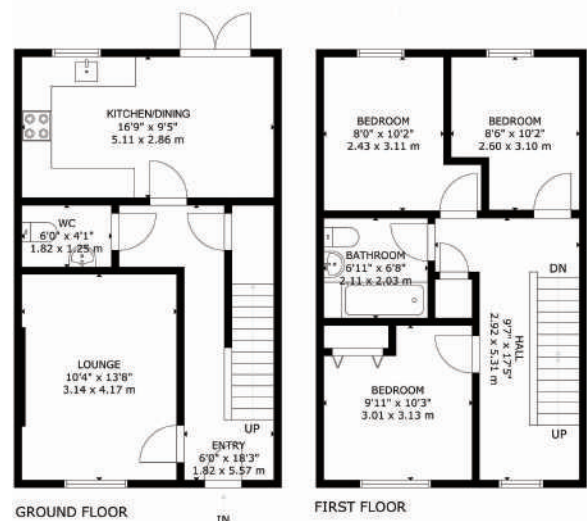
Location and Amenities

- Catchment for Simpson Primary School and Bathgate Academy.
- Bathgate offers restaurants and takeaways, independent shops, gyms and health practitioners, and a host of sports and social clubs.
- Close proximity to the M8 gives easy access to Edinburgh (21 miles) and Glasgow (27 miles).
- Bathgate railway station (1.6 miles) is on the main line to the cities.
- National and international flights from Edinburgh Airport - just 15 miles away.
- Beautiful countryside, as well as Beecraigs and Polkemmet country parks, are a short drive away.
- Extensive shopping centres including a Designer Outlet in the nearby town of Livingston.

Extras

All floor coverings, light fittings, blinds, fireplace in living room, oven/hob, dishwasher, washing machine, fridge/freezer, garden hut and garden furniture are included

Home Report valuation	£255,000
Internal floor area	114m ²
School catchment	Simpson Primary School Bathgate Academy
Council tax band	Band E
EPC Rating	Band B
Train station	Bathgate



Dimensions

Ground Floor

Lounge	3.14 x 4.17m
Kitchen/Dining Room	5.11 x 2.86m
WC	1.82 x 1.25m

First Floor

Bedroom	3.01 x 3.13m
Bedroom	2.60 x 3.10m
Bedroom	2.43 x 3.11m
Bathroom	2.11 x 2.03m

Second Floor

Bedroom	3.98 x 4.29m
Bathroom	2.09 x 1.88m
Dressing Room	1.46 x 1.90m

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



Lucy Forbes
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.