Turpie &Co



Russell Place, Bathgate, EH48 2GJ

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# 81



### Russell Place, Bathgate

Beautifully presented throughout and characterised by a stylish contemporary interior design, high-spec fixtures and finishes, this five-bedroom townhouse in a sought-after Bathgate development presents a fantastic opportunity.

Alongside private front and rear gardens, and a garage the endterrace family residence features a light-filled lounge spanning the width of the home; a sleek contemporary dining kitchen with French doors opening to the garden; a versatile dining room which could be used as a fifth bedroom; four double bedrooms, two with luxurious en-suite shower rooms; a guest WC; utility; and a family bathroom.

Lying minutes from Wester Inch Woodland Walk and Simpson Primary School, and only a short drive from transport links and local amenities it combines convenience with a peaceful residential setting.

## What's special about this house

- Stunning end-terrace five-bedroom townhouse boasting a stylish contemporary interior, high-spec fixtures and finishes and a versatile layout along with gardens and off-street parking.
- Expansive first-floor lounge overlooking the rear garden and featuring French doors opening to a Juliet balcony. The stylish décor includes plush carpeting and a statement accent wall.
- Sleek contemporary dining kitchen leading out to the enclosed rear garden. White and grey gloss wall and floor units with black hardware are complemented by slate grey worktops and a tiled splashback. A full suite of integrated appliances includes an eye-level grill, oven, hob and extractor hood. The adjacent utility keeps the kitchen clutter-free and streamlined.
- South-facing principal double bedroom boasting built-in wardrobes, a well-appointed en-suite shower room and French doors opening to a Juliet balcony.
- To the front, there is a neat south-facing lawn whilst at the rear the enclosed garden features a lush lawn, paving, and two tranquil seating areas ideal for alfresco dining and entertaining.
- Single-car garage for secure off-street parking.





























## Location and Amenities

- A prestigious, friendly, and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short ten-minute drive, 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 (22 miles) and Glasgow (27 miles); the M9 is a short drive
- Edinburgh Airport is just 14 miles from the property
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

"Stylish 5-bedroom townhouse in Bathgate with private gardens, a sleek kitchen, and two en-suites. Located near schools, woodland walks, and transport links."

Home Report valuation	£290,000
Internal floor area	148 m <sup>2</sup>
School catchment	St Mary's Primary School, Simpsons Primary School, Bathgate Academy
EPC Rating	Band B
Council tax band	Band E
Train station	Bathgate Station

#### Extras

All floor coverings, all light fittings, all blinds, all curtains, integrated oven/hob, dishwasher, washing machine, a freestanding fridge/freezer and garden furniture are included.

#### Ground Floor







#### First Floor/Second Floor





#### **Dimensions**

#### **Ground Floor**

Living Room/Dining	5.57m x3.00m
Kitchen	2.97m x 2.91m
Utility Room	2.14m x 1.60m
Dining Room/Bedroom (5)	3.64m x 2.79m
WC	2.16m x 1.10m
Garage	5.30m x 2.52m

#### First Floor

Lounge	6.20m x 3.26m
Bedroom (1)	3.92m x 2.75m
Ensuite	2.40m x 2.03m
WC	1.60m x 1.38m

#### Second Floor

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Bedroom (2)	3.57m x 3.24m
Ensuite	2.00m x 1.61m
Bedroom (3)	3.55m x 3.13m
Bedroom (4)	3.01m x 2.49m
Rathroom	2 56m x 2 04m





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Pioneers in Property

Kirsty Black
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.