



40 Russell Crescent

Bathgate, EH48 2GN

Offers over £360,000



This immaculately presented 4 bedroom detached property is located in the highly desirable Wester Inch development in Bathgate, representing an excellent choice for a growing young family with spacious accommodation and versatile living throughout. Set in family friendly Russell Crescent, the property enjoys a peaceful location that is perfect for access to excellent local amenities, schooling and transport links. The property is also close to a number of good walking and cycling routes, perfect for buyers keen to explore the surrounding area, with the property around a 3 minute walk to a nearby playpark in the development. Highly regarded Bathgate Golf Club and an Xcite Leisure Centre are further recreational pursuits that the town benefits from.



Client Comments

"Russell Crescent is positioned in a quiet family friendly cul-de-sac in Wester Inch Village. The house is a short walk to the popular Simpson Primary School. One of our favorite spaces in the house is our open plan kitchen diner where we can be preparing dinner whilst interacting with the children and visitors. The other is our South West facing garden where we have barbecues in the summer months and then sit until the sun goes down."

Description

The property features a bright main living room and a contemporary dining kitchen that is the true heart of the home, with ample space for family dining or entertaining friends with direct access to the landscaped, west-facing rear garden. The former garage has been converted with building warrant and completion to form an additional reception room, ideal for use as a home office, playroom or snug for watching TV. Upstairs, 4 generously sized bedrooms include a master en-suite and a clever Jack and Jill en-suite between bedrooms 2 and 3, alongside a contemporary family bathroom to provide wonderful choice for a busy family. Externally, the property benefits from a private driveway to the front to allow off-street parking for 2 vehicles. The enclosed rear garden is bathed in afternoon and evening sunshine, perfect for hosting family BBQ's or allowing children to play.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 17'4" x 10'4" (5.29m x 3.15m)

Kitchen 15'11" x 9'2" (4.87m x 2.81m)

Dining Room 10'4" x 9'2" (3.15m x 2.81m)

WC 8'0" x 3'7" (2.44m x 1.11m)

Study 16'6" x 7'6" (5.03m x 2.30m)

Bedroom 1 12'9" x 12'4" (3.90m x 3.76m)

En-Suite 6'8" x 5'11" (2.05m x 1.81m)

Bedroom 2 14'6" x 9'7" (4.42m x 2.93m)

Jack & Jill Shower Room 8'5" x 5'8" (2.57m x 1.73m)

Bedroom 3 10'9" x 8'6" (3.29m x 2.60m)

Bedroom 4 10'5" x 9'4" (3.19m x 2.86m)

Bathroom 7'6" x 7'4" (2.31m x 2.25m)

Extras

All floor coverings, light fittings, blinds, garden sheds, 2 x wardrobes in front bedrooms, integrated fridge-freezer, washing machine oven and dishwasher included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £365,000

Total Floor Area: 136m2 (1465 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: F - £3329.84 per year

EPC: C

Disclaimer

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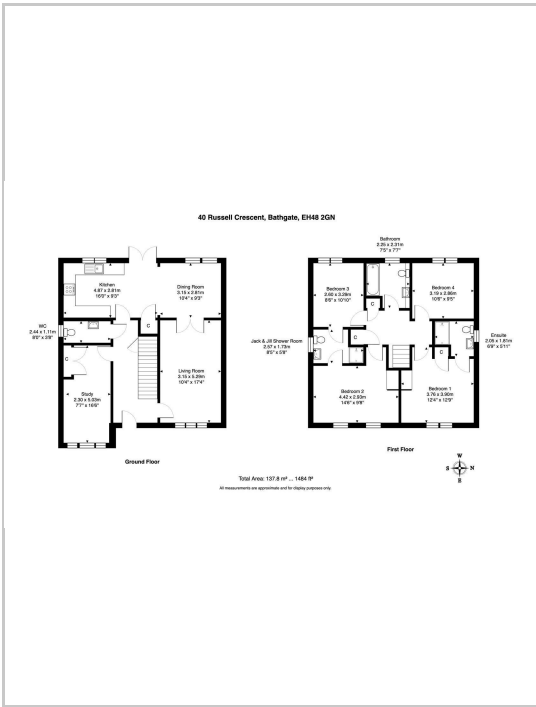
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Area Map



Floor Plans



Energy Efficiency Graph

