

52 Russell Place

BATHGATE, EH48 2GL



*Rarely available 4-bed detached home in Wester Inch
with driveway, garage and flexible public rooms*



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www.mcewanfraserlegal.co.uk



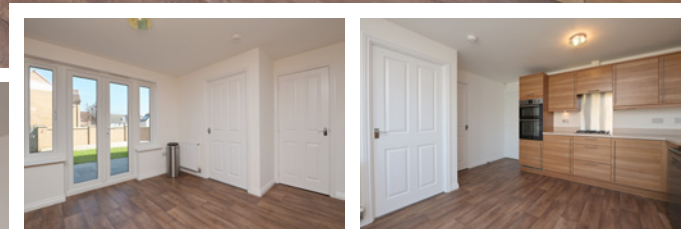
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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present 52 Russell Place to the market. The entrance opens into a bright and spacious hallway, setting the tone for the thoughtfully laid-out interior of this modern family home. From here, there's access to all the principal ground floor rooms including the kitchen, living room, dining room, a separate study or snug, and a convenient downstairs WC—offering flexibility and ease for daily living.

THE KITCHEN



The kitchen is a generous, sociable space that combines functionality with warmth. Fitted with wood-effect cabinetry, integrated appliances and ample worktop space, it caters perfectly for everything from midweek meals to relaxed weekend gatherings. There's space for dining and a natural flow through double patio doors that open directly to the rear garden, allowing light to pour in and connecting the indoors with the outdoors beautifully.

THE LIVING ROOM



The living room continues this sense of light and openness. Spacious and inviting, it's a comfortable setting for family downtime or entertaining guests, and also enjoys its own set of patio doors leading out to the garden—perfect for summer evenings or simply bringing a sense of calm and greenery into the space. The dining room provides a more formal setting for meals or celebrations, while the additional reception room offers flexibility as a home office, playroom, snug, or even a fifth bedroom for multigenerational living or overnight guests.



THE UTILITY & WC



THE DINING ROOM



THE STUDY





Upstairs, the principal bedroom offers a peaceful and private space to unwind, complete with a modern en-suite shower room. Three further bedrooms are all well-proportioned, making them ideal for children, guests or home working, and they're served by a stylish family bathroom finished in soft neutral tones.

THE BATHROOM



BEDROOM 1



a peaceful and private space to unwind,
complete with a modern en-suite



BEDROOM 2



BEDROOM 3



BEDROOM 4



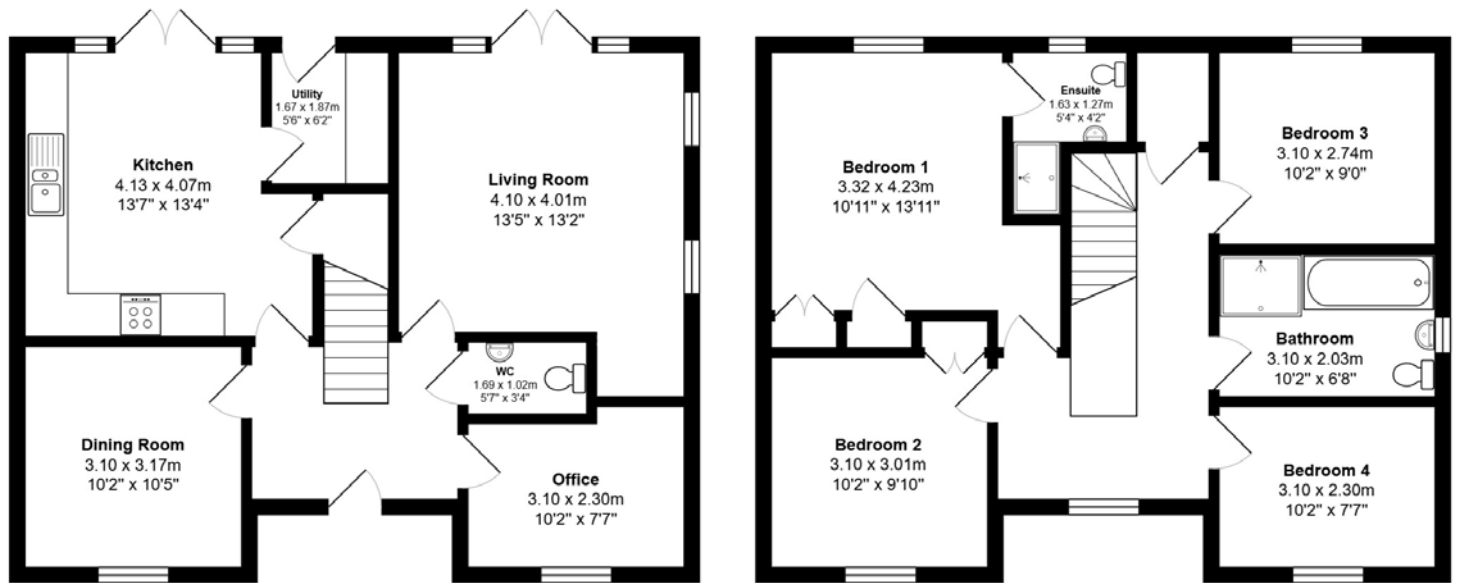
Outside, the rear garden is fully enclosed and enjoys a good degree of privacy. A blend of lawn, a patio area, and a slabbed section creates a versatile outdoor space for play, relaxing or hosting friends and family. A detached single garage and private driveway provide off-street parking.

Situated in a quiet, established residential development, this home enjoys a family-friendly setting with easy access to local schools, parks, amenities and transport links. With generous interiors, modern finishes and a layout designed for real life, this is a wonderful opportunity to secure a spacious and well-located home in Bathgate.

EXTERNALS

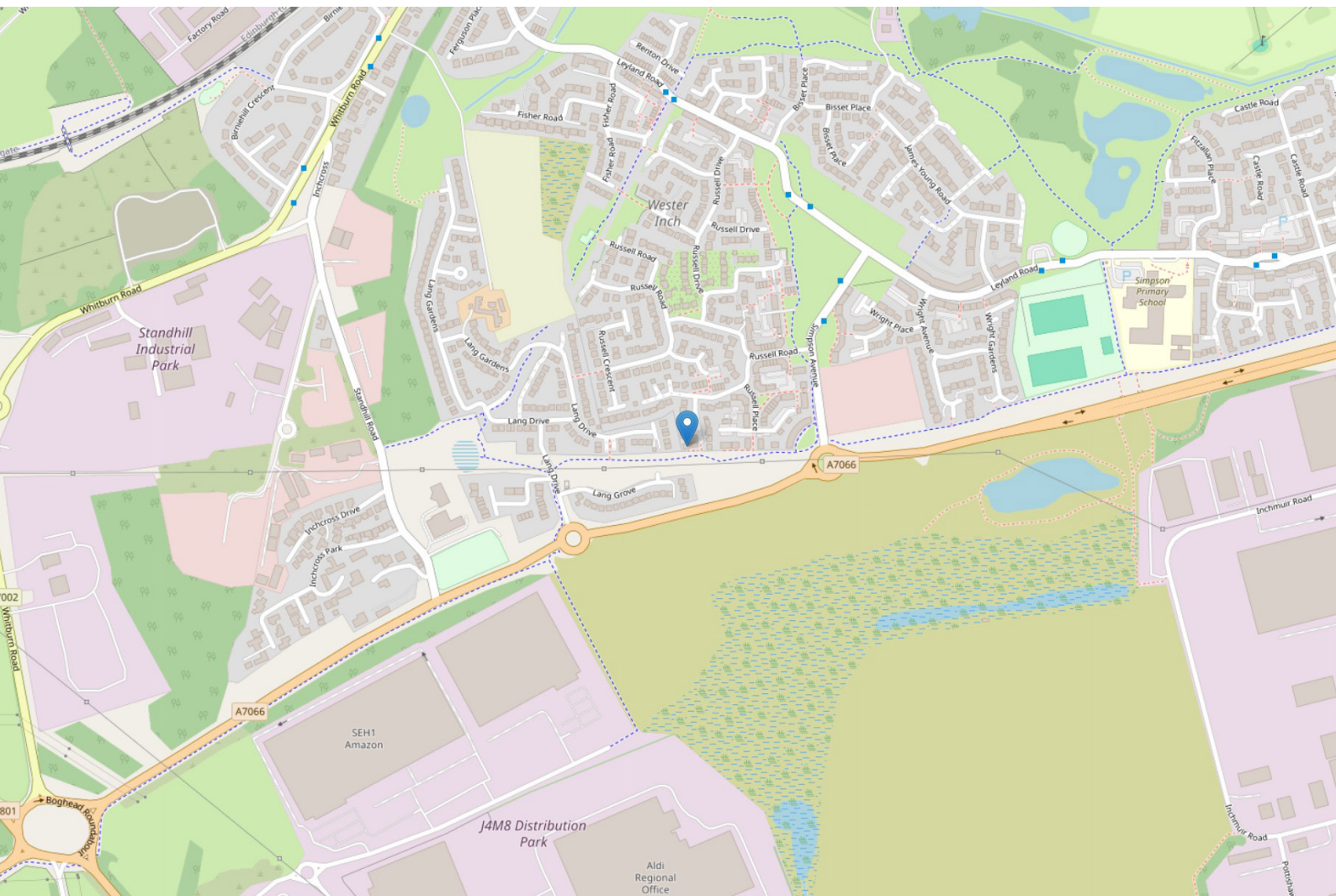


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 128m² | EPC Rating: C



THE LOCATION

Tucked away in a quiet corner of one of Bathgate's most popular residential neighbourhoods, 52 Russell Place enjoys a location that truly works for modern family life. Just a short stroll from the house, you'll find Tesco and a selection of handy local shops, perfect for picking up your weekly essentials or those last-minute bits without any fuss. Everything you need is right on your doorstep.





For those who commute, Bathgate train station is within easy reach and offers regular, direct services to both Edinburgh and Glasgow, making that daily journey into the city feel simple and stress-free. You're also well connected by road, with the M8 just a short drive away.

Families will be especially pleased to know that the home sits within the catchment area for Simpson Primary School, one of the area's most sought-after non-denominational schools. With a strong sense of community and a reputation for high standards, it's a huge draw for those with young children looking to settle in a welcoming and well-established part of town.

Beyond the practicalities, Bathgate offers a lovely lifestyle. Whether it's a morning coffee at a local café, a weekend wander through nearby parks, or a spontaneous dinner just down the road, this is a place where everything feels close and convenient. The combination of amenities, transport links, and a friendly, family-oriented atmosphere makes Russell Place a brilliant spot to call home.



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Text and description
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Layout graphics and design
ALLY CLARK
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