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Russell Place, Bathgate, EH48 2GJ

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# 37

## Russell Place, Bathgate, EH48 2GJ



Well-presented and deceptively spacious, this two-bedroom apartment with private parking offers an ideal opportunity for first-time buyers, professionals, or investors. Set within a popular modern development in Bathgate, the property is thoughtfully designed for comfortable and practical living.

The ground-floor accommodation comprises a bright and generously sized living room, a modern adjoining north-east-facing kitchen, two well-proportioned double bedrooms (including a principal with en-suite shower room), and a main bathroom.

Located close to Wester Inch Woodland Walk and with excellent transport links and local amenities nearby, the property enjoys the perfect balance of convenience and comfort.

### *What's special about this house*

- Well-presented and deceptively spacious two-bedroom ground-floor apartment in a popular Bathgate modern development with private parking.
- Bright twin-windowed living room adorned with a sophisticated modern decor that includes plush carpeting. The spacious layout allows for dining, depending on individual needs.
- Well-appointed modern north-east-facing kitchen lying conveniently off the living room. L-shaped in design, grey wall and floor units are complemented by light grey worktops and a tiled white splashback, whilst integrated appliances include a gas hob, oven, and extractor hood. There is also a useful built-in cupboard.
- Comfortable carpeted north-east-facing principal double bedroom boasting built-in wardrobes and an en-suite shower room. There is a further double bedroom also with built-in storage.
- Family bathroom featuring a bath with overhead shower.
- Residents' parking.





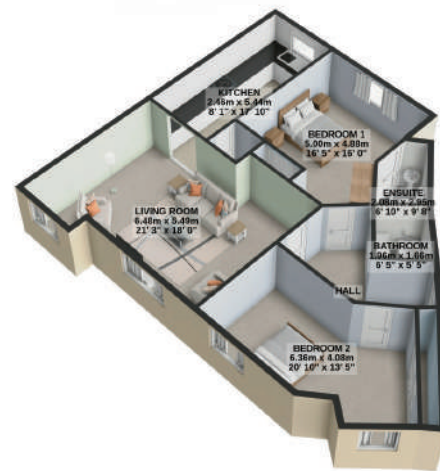
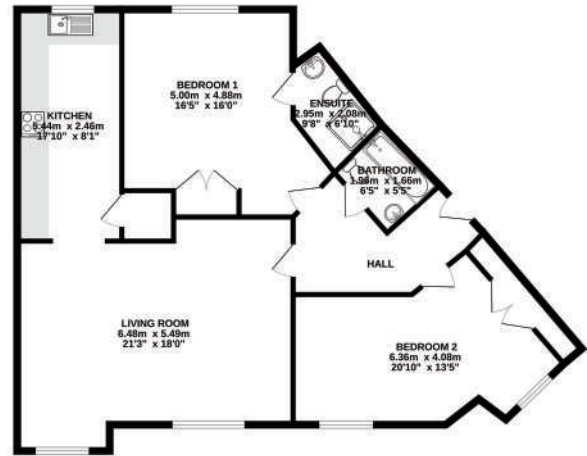


## Location and Amenities

- A popular and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a five-minute drive, and boasts an array of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (21 miles) and Glasgow (26 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 14 miles away
- Scenic green spaces on the doorstep including Wester Inch Woodland Walk, Ballencrieff and Polkemmet Country Parks
- Near to recreational activities such as Xcite Leisure Centre, Bathgate Golf Club and Five Sisters Zoo
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

*“Well-presented two-bed apartment in Bathgate, featuring a bright living room, modern kitchen, ensuite principal bedroom, and private parking.”*

Home Report valuation	£140,000
Internal floor area	67m <sup>2</sup>
School catchment	Simpson Primary School Bathgate Academy
Council tax band	C
EPC Rating	B
Train station	Bathgate Train Station



### Dimensions

Living Room	6.48 x 5.49m
Kitchen	5.44 x 2.46m
Bedroom 1	5.00 x 4.88m
Ensuite	2.95 x 2.08m
Bedroom 2	6.36 x 4.08m
Bathroom	1.96 x 1.66m

### Extras

All floor coverings, all blinds and oven/hob are included.

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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**Kirsty Black**  
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.