



6 Russell Road, Bathgate

Offers Over £145,000



## 6 Russell Road

### Bathgate

Step into this beautifully presented first floor apartment, set within the ever popular Wester Inch development in Bathgate, where generous proportions and a thoughtfully designed layout create a stylish and highly functional home.

Accessed via a well maintained communal entrance, you are welcomed into a bright and spacious hallway, offering excellent storage options and setting the tone for the accommodation beyond. The layout flows effortlessly from here, guiding you through each space in a natural and practical way.

Positioned to the right, the impressive living and dining room is a standout feature of the home. Generous in size and enhanced by dual windows, this space is flooded with natural light, creating a warm and inviting atmosphere. There is ample room for both lounge and dining furniture, making it ideal for everyday living as well as entertaining.

Just off the living area, the kitchen is well appointed with sleek modern cabinetry, stylish worktops. Its layout is both practical and efficient, offering excellent storage and workspace while maintaining a clean, contemporary finish.

Moving back through the hallway, the principal bedroom is a spacious and beautifully presented retreat, complete with fitted wardrobes and the added benefit of a modern en-suite shower room. Finished with elegant wet wall panelling, the en-suite offers a high-end feel while remaining low maintenance.

The second bedroom is equally generous in size, with a unique shape that adds character while still allowing for flexible furniture arrangements. Currently utilised as a home office, this room could easily serve as a comfortable double bedroom and also benefits from fitted storage.



Completing the accommodation is the main bathroom, fitted with a three piece suite including a bath, finished in a bright and neutral style.

Externally, the property is set within well maintained communal grounds and benefits from residents' parking, all within a desirable and established modern development.

Wester Inch is one of Bathgate's most sought after modern developments, known for its family friendly setting and excellent convenience. The area offers a great sense of community while benefiting from a range of local amenities within easy reach, including convenience stores, cafes and leisure facilities.

Bathgate town centre is just a short distance away, providing a wider selection of shops, supermarkets, restaurants and everyday essentials. The area is also well served by schooling at both primary and secondary levels, making it an ideal choice for families.

For commuters, Wester Inch is perfectly positioned. Bathgate train station offers regular and direct services to both Edinburgh and Glasgow, while the nearby M8 motorway provides quick and easy access across the central belt. In addition, the area benefits from scenic walking routes and green spaces, offering the perfect balance between convenience and outdoor living.



Russell Road is a beautifully presented home offering space, style, and convenience in equal measure, perfectly suited to modern living.

Sale Inclusions - Fridge, Washing Machine, Light Fittings, Blinds

Home Report Value- £150,000

EPC - B

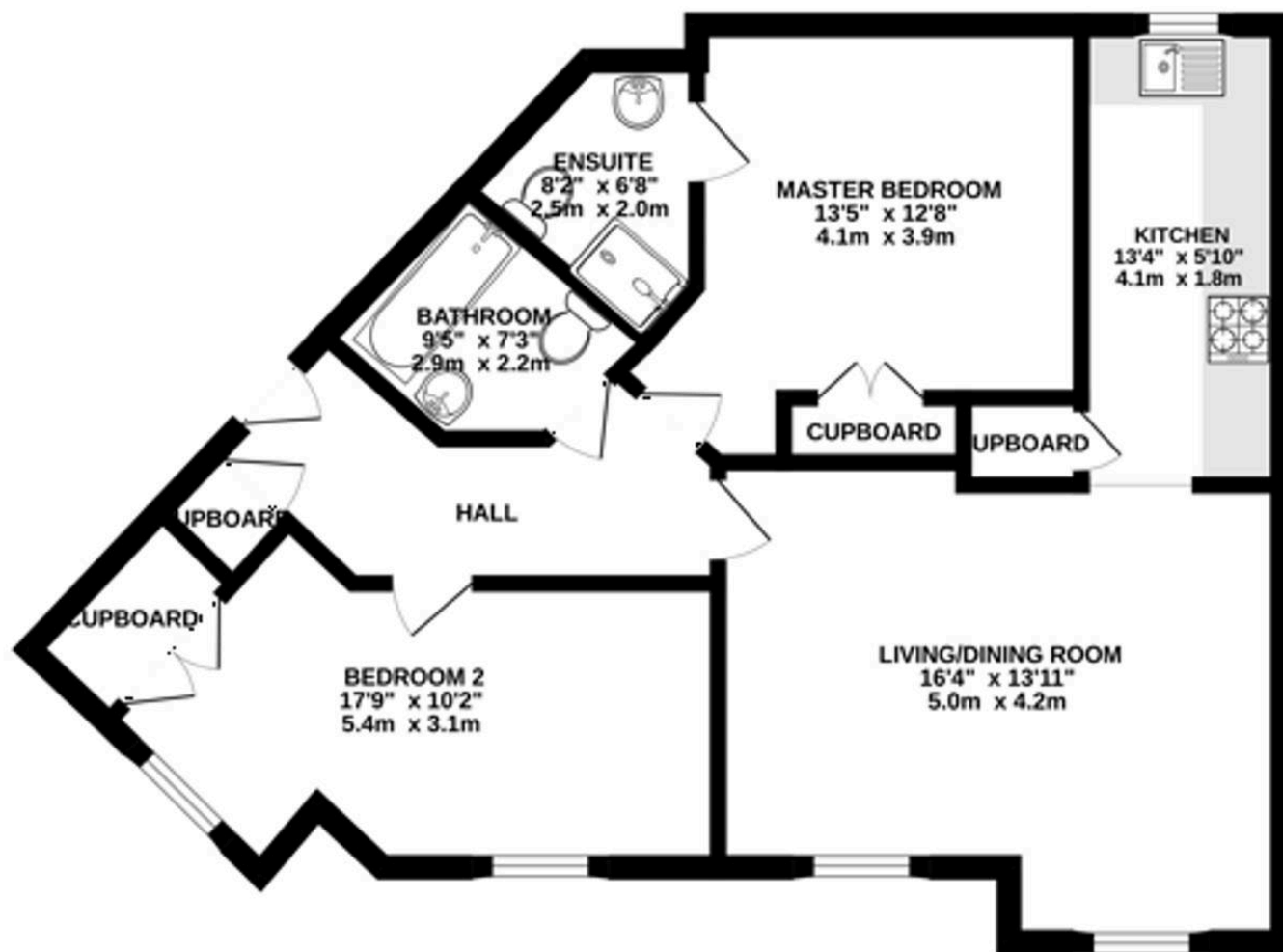
Council Tax Band - C

Square Ft- 667 /62m2

Factor Fees - £73 per month paid to Ross & Liddell



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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