










Offers Over
£265,000

81 Russell Drive

Bathgate | West Lothian | EH48 2GG

Nestled within the highly sought-after Wester Inch development in Bathgate, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation perfectly suited to modern family living. Occupying a desirable position, the property boasts a private driveway, garage, and a fully enclosed rear garden, providing a safe and secure outdoor space for children and pets to enjoy.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

This attractive and well-presented family home offers spacious accommodation arranged over two levels, providing an ideal balance of living and bedroom space for modern family life. The ground floor comprises a welcoming entrance hall with convenient WC, a bright and generous reception/dining room perfect for both relaxing and entertaining, and a fitted kitchen with ample space for everyday dining. The layout has been designed to maximise functionality while creating a comfortable and sociable living environment. On the first floor, the property benefits from three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The accommodation offers flexibility for growing families, home working, or guest accommodation. The property represents an excellent opportunity for a wide range of buyers, including first-time purchasers, young families, and those seeking additional space in a practical and well-designed home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property benefits from a private off-street driveway providing convenient parking and leading directly to the integral garage, offering additional storage space and excellent practicality for modern family living. To the rear, the fully enclosed garden is bounded by timber fencing, creating a safe and secure environment for children and pets. Designed with ease of maintenance in mind, the garden features a generous sun-soaked patio, ideal for outdoor dining, entertaining guests, or simply relaxing during the warmer months. A well-maintained lawn provides ample space for family activities

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Situated within the popular Wester Inch Village development in Bathgate, a well-established residential area known for its family-friendly environment and attractive surroundings. The location offers easy access to a range of local amenities, including nearby schooling, convenience shopping, and leisure facilities, while the town centre is just a short distance away for a wider selection of shops, cafes, and services. The area is particularly well placed for commuting, with excellent transport links including Bathgate railway station and swift access to the M8 motorway, providing connections to both Edinburgh and Glasgow. Wester Inch also benefits from nearby green spaces and walking routes, making it an appealing setting for those seeking a balance of convenience and a pleasant residential atmosphere.





Approx. Gross Internal Floor Area 88 Sq M / 952 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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