



70 RUSSELL DRIVE

Bathgate, West Lothian, EH48 2GG



1

Public Room



3

Bedrooms



2

Bathrooms

70 RUSSELL DRIVE

Peacefully set away from the road beside a large public green, this modern end-terrace townhouse forms part of a sought-after development with a prime location in Bathgate. It is a spacious three-bedroom home which is beautifully presented throughout, enjoying light neutral décor and quality finishings. The property further boasts a charming living area and a well-appointed kitchen, as well as a modern en-suite, WC, and family bathroom. Private gardens flank the home, with residents' parking to the rear.

Nestled behind a well-maintained front garden, the home's main door opens into a hall that offers a lovely introduction and a convenient WC. Directly ahead is the living room. Here, the rich wood-toned floor continues, paired with crisp white décor for a fresh and inviting ambience. Two built-in cupboards provide excellent storage, while French doors extend the well-proportioned space out into the rear garden – a perfect setup for families and summer entertaining. In the kitchen, timber-toned cabinetry and complementary worktops offer ample storage and workspace. It is an attractive look that comes complete with views over the local green and a selection of integrated appliances (oven, gas hob, fridge, freezer, and washer/dryer).

Meanwhile, the dual-aspect principal suite occupies the entire second floor, providing the owners with the best bedroom. It benefits from built-in storage, as well as a sizeable dressing area which gives access to a modern en-suite shower room. The two remaining double bedrooms are on the first floor, along with a bright family bathroom fitted with a three-piece suite. Like the principal suite, both bedrooms are neutrally presented and laid with soft carpet. Currently, one bedroom is organised as a music/sitting room displaying the versatility of the accommodation and how it can fit a variety of lifestyles.

In addition to the front garden, there is also a neat rear garden which is fully enclosed by a high wall and fence. It features a patio and lawn, proving ideal for summer barbecues, as well as free-roaming pets and playing children. Also, there is residents' parking adjacent to the property, which has rights to two spaces.



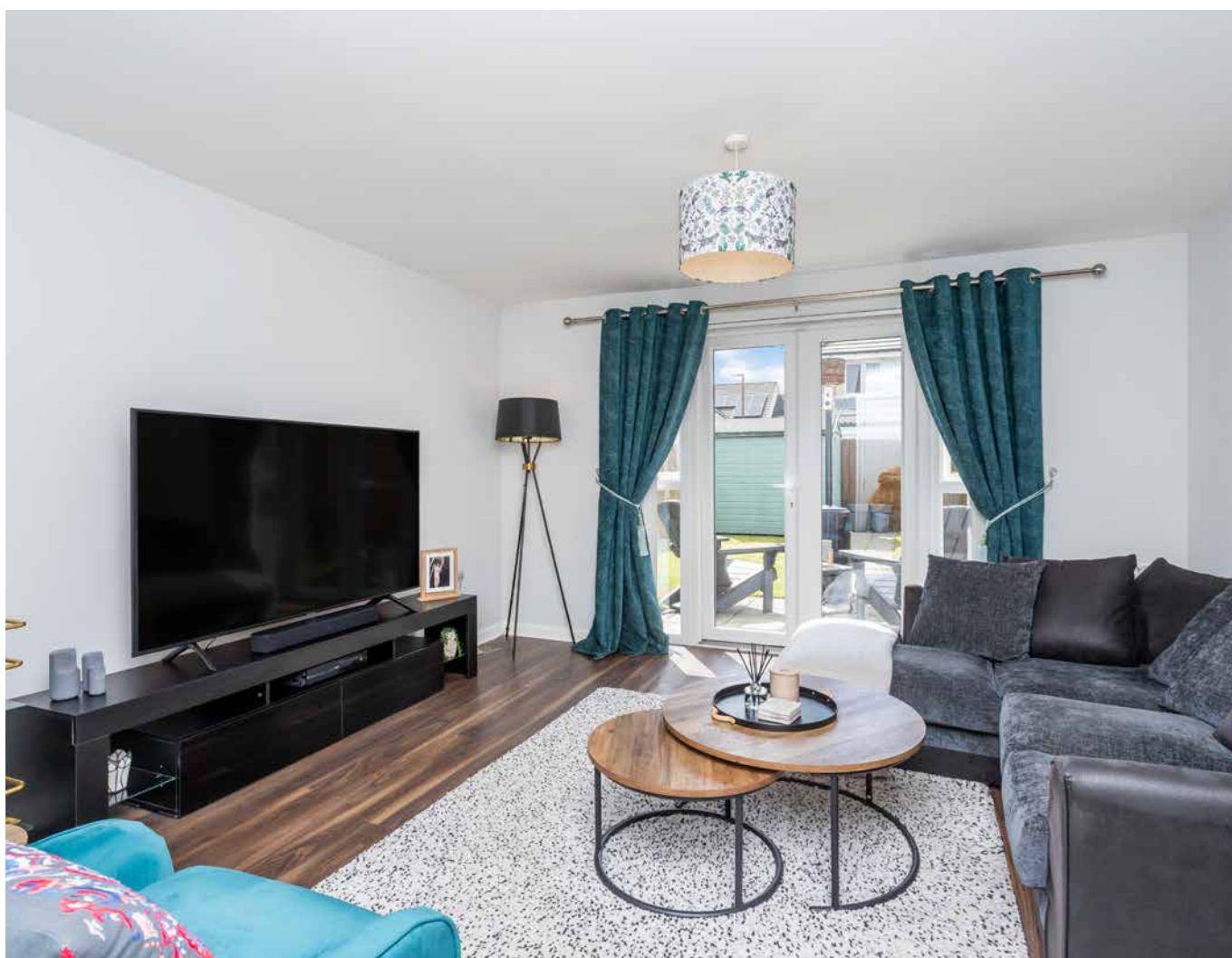
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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

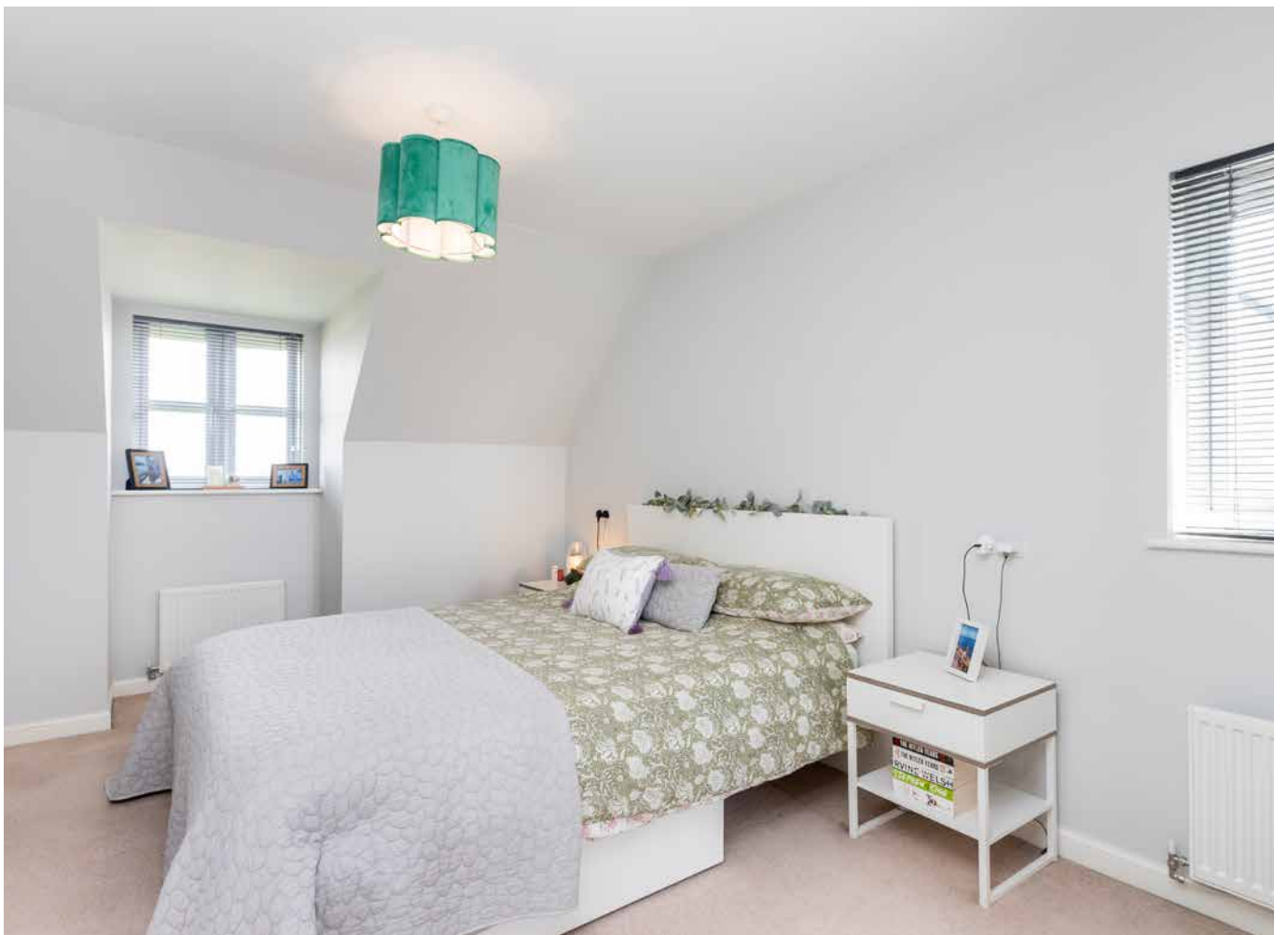
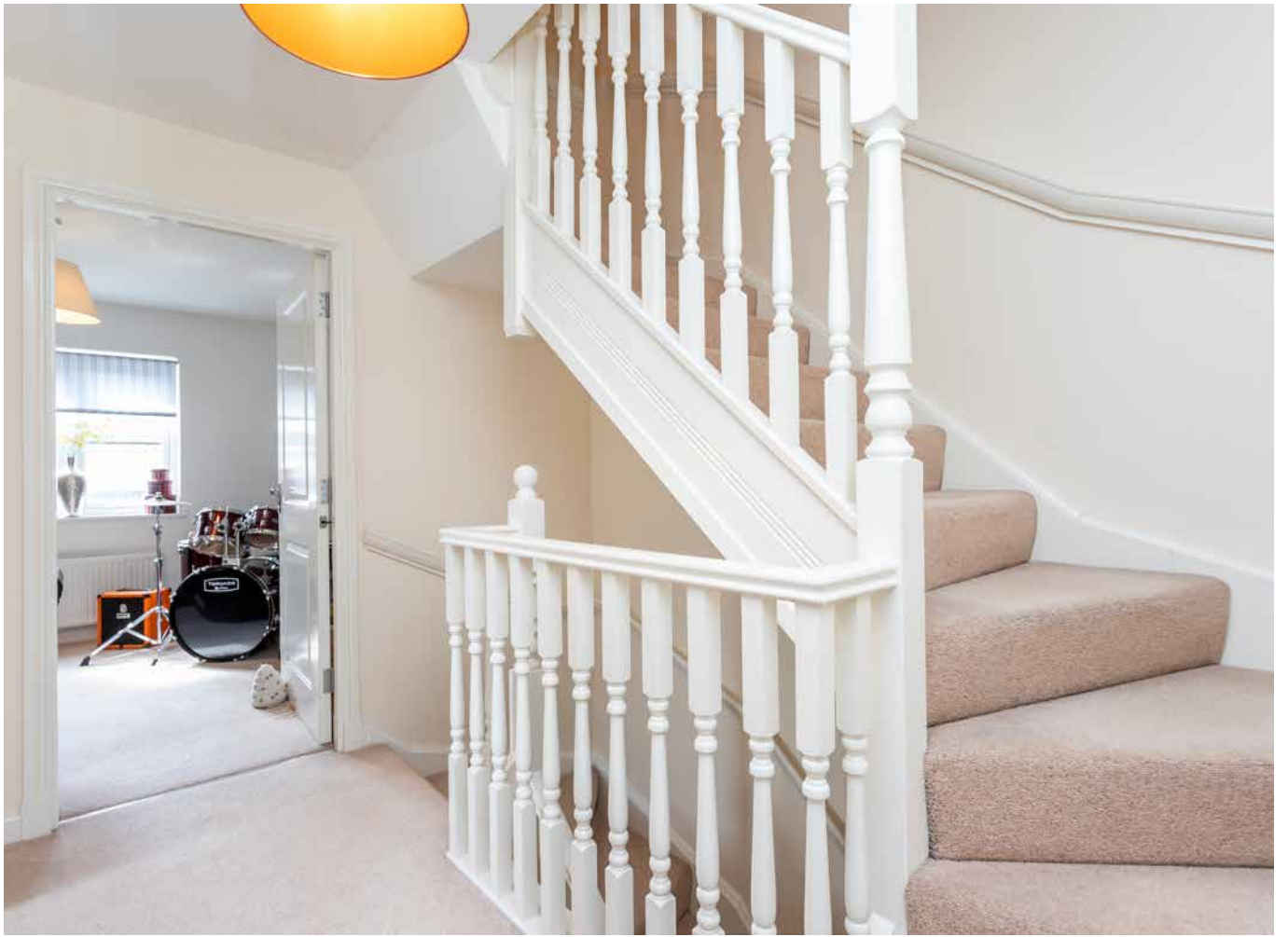
Features

- A modern end-terrace townhouse
- Part of a sought-after development
- Desirable location in popular Bathgate
- Neutral interiors and quality finishings
- Welcoming entrance hall with a WC
- Living room with storage and French doors
- Well-appointed kitchen
- Large principal suite with a dressing room
- Two additional double bedrooms
- Modern three-piece en-suite shower room
- Bright three-piece family bathroom
- Well-maintained front garden
- Fully-enclosed rear garden
- Residents' parking with two spaces for the home



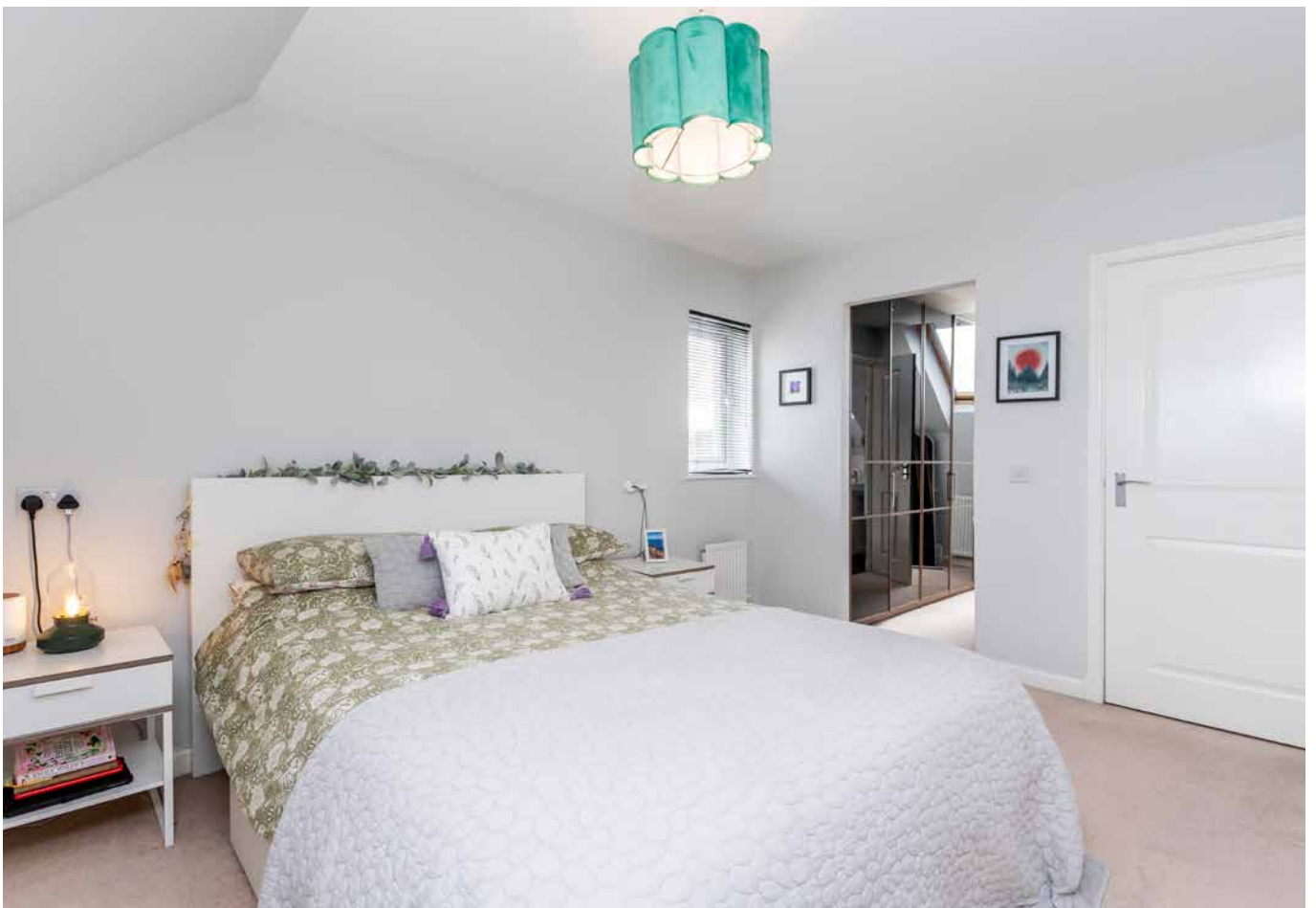


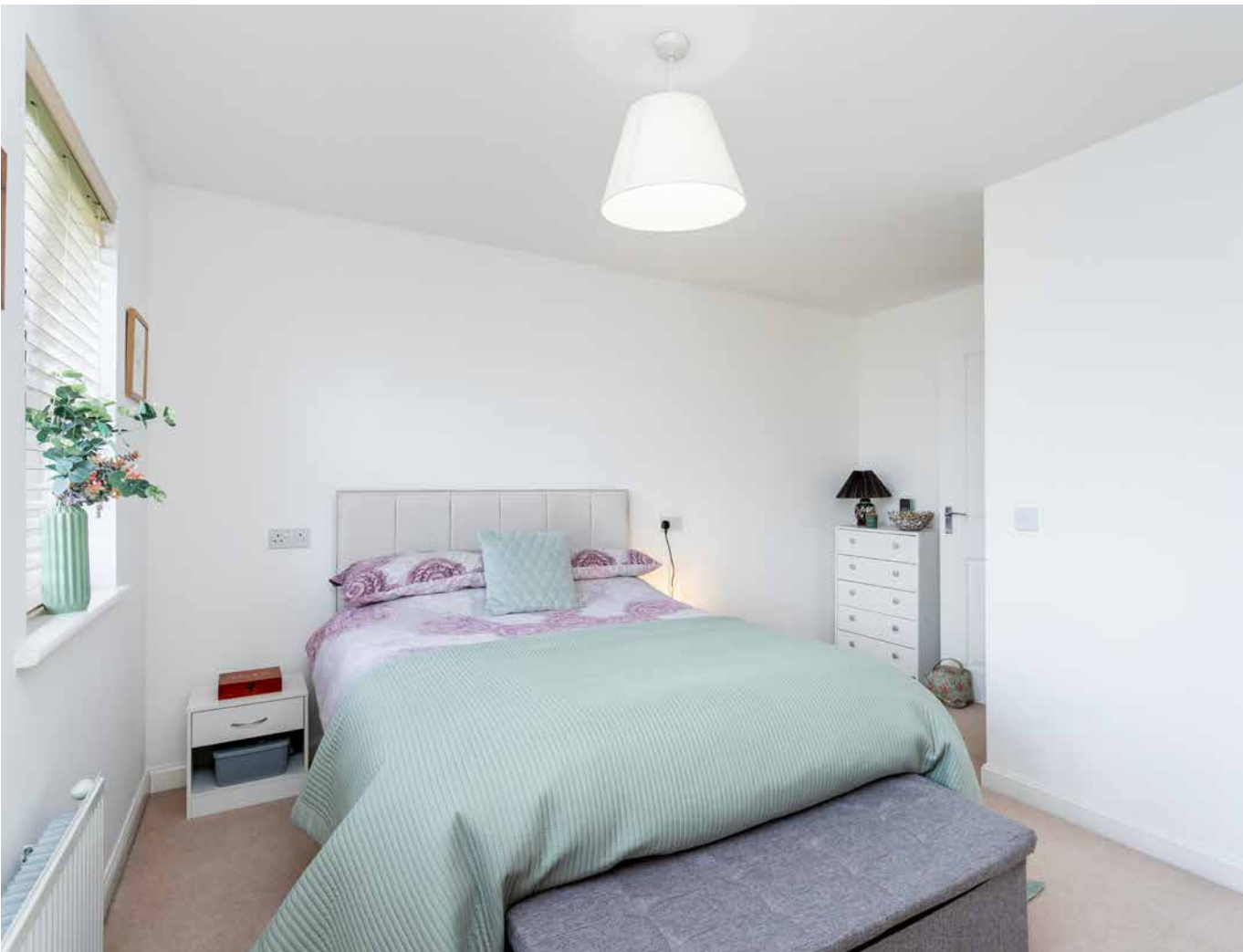


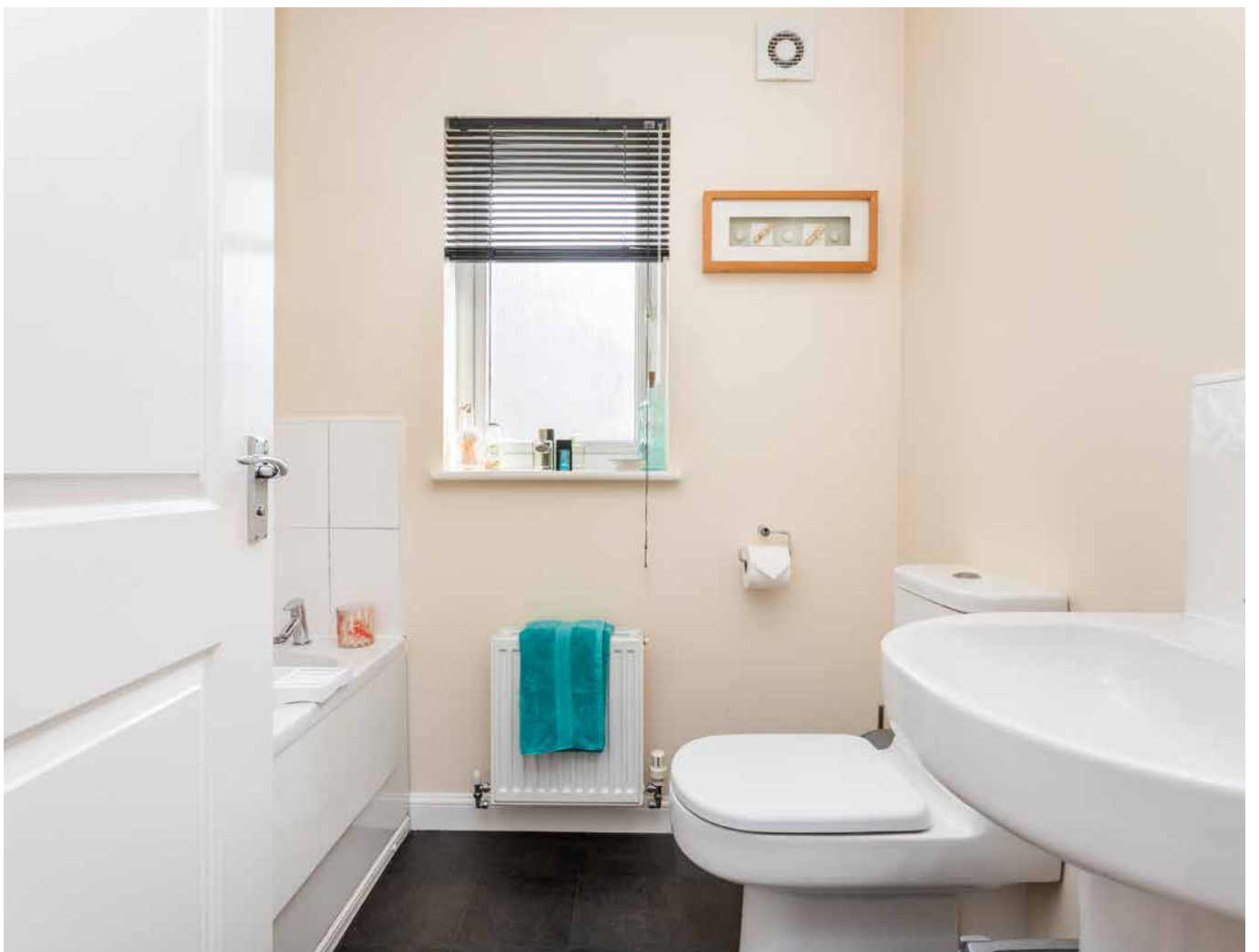




Extras: integrated kitchen appliances to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.







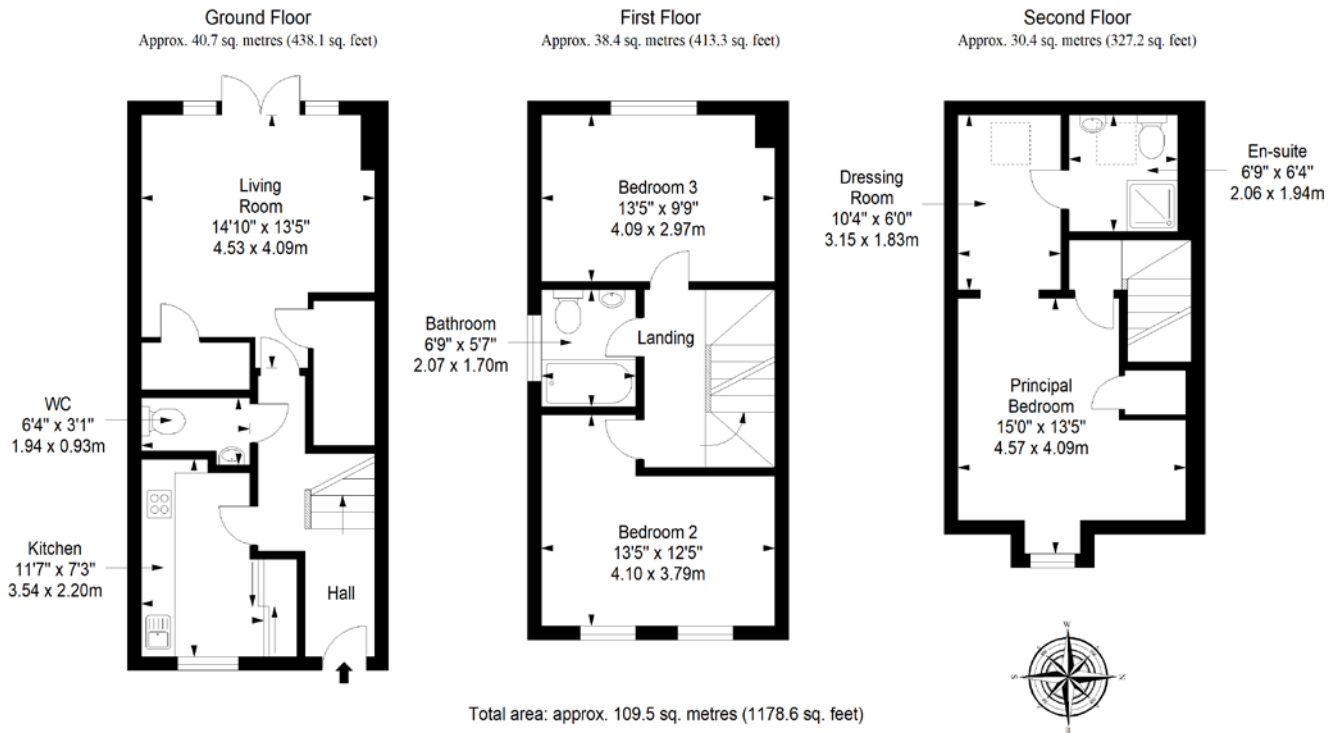




BATHGATE, WEST LOTHIAN

Steeped in history and enveloped by rolling countryside, the thriving market town of Bathgate offers all the benefits of country living just minutes from both Edinburgh and Glasgow. The bustling town centre is home to a diverse range of local services and amenities, with more extensive shopping facilities available in neighbouring Livingston. With two country parks right on its doorstep, Bathgate offers no shortage of outdoor pursuits. Beecraigs Country Park and Polkemmet Country Park offer a wealth of activities for all the family, from invigorating hiking and cycling trails, horse riding and fly-fishing, to relaxed nature and wildlife watching. Or if you prefer to exercise indoors, Xcite Bathgate boasts extensive fitness facilities including a 25-metre pool, gym, fitness studio and various sports halls. For culture vultures the Reconnect Regal Theatre boasts a varied programme of live events all year round, supplemented by the Bathgate Music Festival every September. Bathgate is served by excellent state schools from early years to secondary level, with private schooling also available at Clifton Hall School in nearby Newbridge. Thanks to its ideal position close to the M8/M9 motorways networks, Bathgate enjoys unrivalled transport links throughout Scotland. Edinburgh Airport is just a fifteen-minute drive away, and an easy thirty-minute car or rail journey from Bathgate station will take you right to the heart of Edinburgh or Glasgow. The town also enjoys frequent bus services to Edinburgh, Glasgow and the neighbouring towns of Livingston and Linlithgow.

FLOORPLAN



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