



## 54 Russell Drive

Bathgate, EH48 2GG

Fixed Price £325,000



Situated within the highly desirable Wester Inch Village in Bathgate, this 4 bedroom detached villa offers spacious accommodation that is perfectly suited to modern family living. Russell Drive enjoys a popular residential setting within easy reach of Bathgate's excellent range of amenities, including well regarded Simpson Primary school, Bathgate Academy, shops, cafés and leisure facilities. The town also offers superb transport links, with Bathgate railway station providing regular services to Edinburgh and Glasgow, while nearby motorway connections make commuting straightforward.



Client Comments

"It's been a great home for us over the last 14 years, the layout has worked so well for our family, and the garden room has been a real added bonus. It's such a versatile space – transforming from a kids games room, the perfect place for sleepovers, to now being a gym with space for us to unwind. Having space to park three cars on the driveway has also been a huge plus. The house is on a quiet, friendly street, we'll miss the sense of community. Everything you need is within walking distance, including local schools, shops and bus routes. We hope the next owners enjoy living here as much as we have."

Description

Upon entering, you are welcomed by a comfortable and tastefully presented living room, ideal for relaxing or entertaining guests. The heart of the home is the stylish open-plan kitchen and dining area, thoughtfully designed with ample worktop and storage space, complemented by French doors opening onto the rear garden, creating a seamless indoor-outdoor living experience. A separate utility room and convenient downstairs WC add further practicality. Upstairs, the property boasts 4 well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a shower-room, perfect for those with mobility requirements or looking for convenience to start off the day.

Externally, the home benefits from a private driveway leading to an integral garage, providing excellent parking and storage or future conversion potential if required. To the rear, the enclosed garden offers a safe and secure space for children and pets, with a patio area ideal for outdoor dining and summer entertaining whilst an artificial lawn offers easy maintenance. A key highlight has to be the composite clad garden room to the rear, that has been insulated and equipped with power offering over 20m2 of versatile space for home working or entertaining. Soffit lights, an outside tap and exterior double socket add to the appeal and offer further convenience for daily chores.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 14'5" x 12'1" (4.40m x 3.70m)

Kitchen 17'8" x 11'6" (5.39m x 3.51m)

Utility Room 6'7" x 5'3" (2.01m x 1.62m)

Bedroom 1 12'0" x 11'8" (3.68m x 3.56m)

En-Suite 8'5" x 4'5" (2.58m x 1.36m)

Bedroom 2 13'5" x 8'11" (4.10m x 2.74m)

Bedroom 3 12'7" x 10'1" (3.85m x 3.08m)

Bedroom 4 11'0" x 8'5" (3.37m x 2.58m)

Wet-Room 6'4" x 5'10" (1.94m x 1.80m)

Garage 17'11" x 8'5" (5.48m x 2.58m)

Summer House 19'0" x 12'4" (5.80m x 3.77m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £330,000  
Total Floor Area: 107m2 (1150 ft2)  
What3words: ///character.jumped.insect  
Parking: Driveway & Garage  
Factor: Approx £10 per month  
Heating System: Gas  
Council Tax: F - £3569.07 per year  
EPC: C

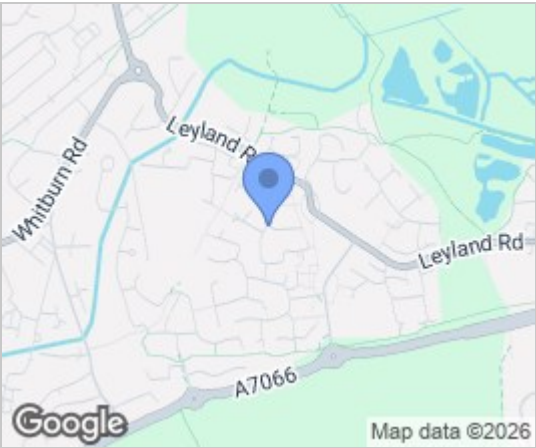
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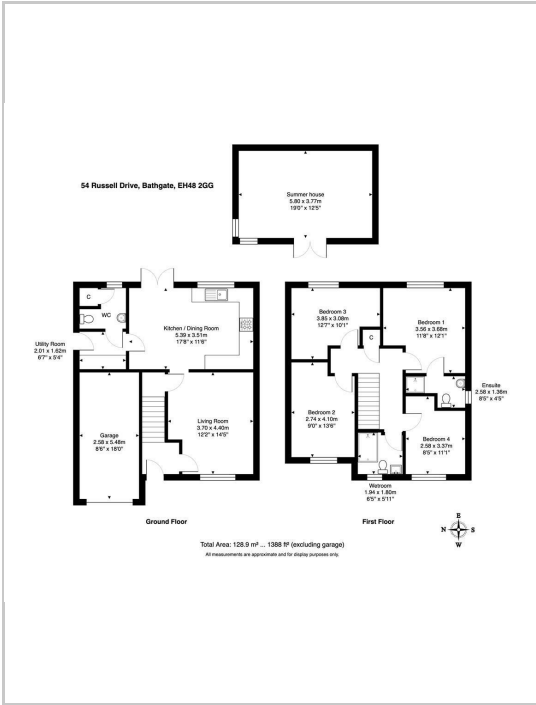
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Area Map



Floor Plans



Energy Efficiency Graph

