

31 Russell Crescent, Bathgate, EH48 2GN



Description

Superbly appointed 4 bed detached home benefitting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, with deluxe fixtures and fittings. Enviably set within a sought-after modern development, this perfectly-proportioned home is a natural choice for a professional couple or family, and offers generous and immaculately presented living space which comes with the added attraction of a sunny enclosed west-facing rear garden.

- Welcoming hallway with storage and WC
- Spacious living room
- Kitchen/dining room with French doors to rear garden
- Dining room
- Generous primary bedroom with fitted wardrobes and en-suite shower room
- Three further double bedrooms, with two having access to a Jack & Jill shower room
- Principal bathroom consisting of white suite
- Gas central heating and double glazing
- Garage and driveway

Extras

The fitted carpets, blinds, curtains, oven, hob, microwave, dishwasher and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell Gibb for approx. £9.45 per month according to the vendor. This includes maintenance of communal areas and block building insurance.

EPC Rating: B

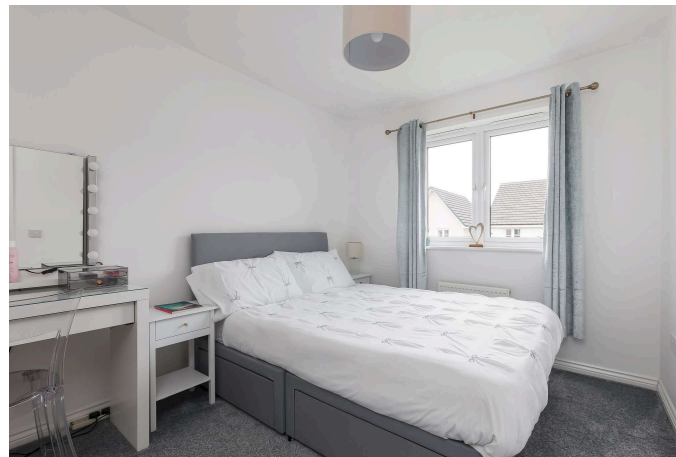


Location

Bathgate in West Lothian is a charming town with easy access to essential amenities and transport links. Surrounded by picturesque countryside, it provides residents with a peaceful and idyllic environment. Bathgate enjoys convenient access to the nearby towns of Linlithgow and Livingston. Residents can easily reach Bathgate's amenities, including shops, supermarkets, healthcare facilities and schools. The town has its own train station and the nearby M8 motorway provides quick access to Edinburgh and Glasgow, ideal for commuters or those looking to explore the wider region. Additionally, regular bus services connect Bathgate to other nearby towns. Nearby retail parks and shopping centres offer a variety of shops, supermarkets, and dining options, ensuring residents have access to everything they need close to home. Bathgate boasts a strong sense of community, with local events and activities bringing residents together. Whether participating in community initiatives or simply enjoying the natural beauty of the surroundings, residents of Bathgate can experience a close-knit and welcoming neighbourhood atmosphere.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



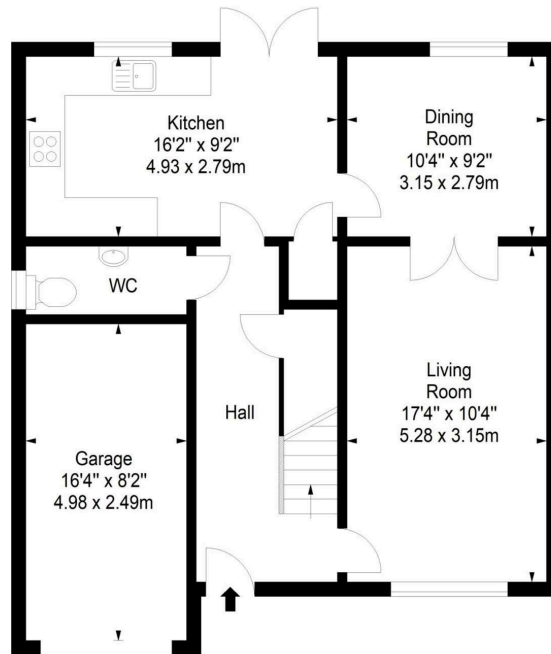
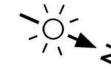
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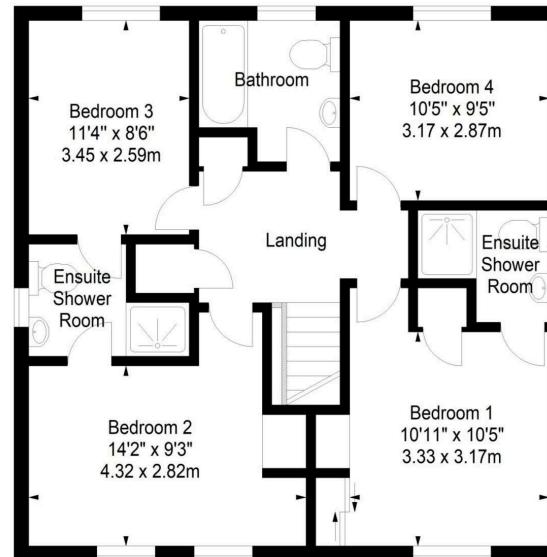
Approx. Gross Internal Area
1324 Sq Ft - 123.00 Sq M
Garage

Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

