



35 Russell Road, Bathgate

Offers Over £350,000

## 35 Russell Road

Bathgate

Welcome to Russell Road, a beautifully presented four bedroom detached family home with garage conversion and double driveway, located within a sought after and family friendly area of Bathgate. Finished to an exceptional standard throughout, this home offers stylish, flexible living space perfectly suited to modern family life.

As you enter the property, you are welcomed into a stylish and highly practical entrance hallway. This space has been thoughtfully designed with bespoke coat hooks and integrated shoe storage, creating an organised and clutter free first impression. Contemporary Karndean flooring flows seamlessly throughout the entire ground floor, enhancing the sense of space and continuity as you move through the home.

Positioned to the front of the property is the main lounge, a warm and inviting room ideal for relaxing evenings. A striking media wall forms the focal point of the space, with an effective fireplace adds depth and atmosphere. The neutral tones and generous proportions make this room both calming and impressive, perfect for everyday living and entertaining alike.

Also located off the hallway is the downstairs WC, finished with half height contemporary tiling, a modern suite and tasteful fixtures. This space has been carefully styled to feel both practical and elegant, ideal for guests and busy family life.

Heading round to the rear of the home, you arrive at what is undoubtedly the heart of the property. The kitchen, dining area and garage conversion have been cleverly converted to create an exceptional open plan living environment with a natural and effortless flow. The kitchen itself features high quality sleeky glossy white handles less cabinetry, modern tones, complemented by generous worktop space and a layout designed for both functionality and social interaction.



From the kitchen, the space flows seamlessly into the dining area, providing the perfect setting for family meals and entertaining, before wrapping around into the second lounge or family room, formerly the garage. This versatile space has been beautifully finished, featuring panelled feature walls with integrated backlighting, creating a cosy yet contemporary atmosphere. Whether used as a snug, playroom or additional sitting room, this area adds excellent flexibility to the home.

Patio doors open directly onto the south facing rear garden, allowing natural light to flood the living space. The garden has been thoughtfully designed to maximise sunlight throughout the day, with carefully positioned patio seating areas and artificial grass, offering a low maintenance outdoor space that still provides multiple sun trapping spots. This makes it ideal for summer entertaining, family time or simply relaxing outdoors.

Just off the kitchen is a separate utility area, providing additional storage and a dedicated space for laundry and household tasks, keeping the main living areas both functional and clutter free.

Heading upstairs, the sense of space continues, with all four bedrooms being generous double rooms.

To the right hand side, the principal bedroom suite offers a calm and luxurious retreat, with a beautiful sage green colour pallet. Currently accommodating a super king size bed, this room benefits from two built in wardrobes and a sleek, modern en-suite shower room.



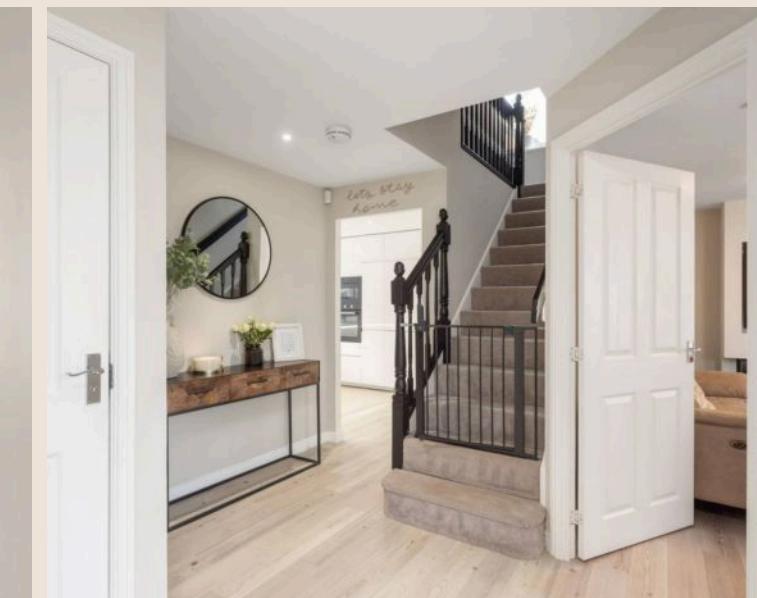
The en-suite has been finished to a high standard, featuring contemporary marble effect half wall panelling, a walk in glass shower enclosure, modern sanitaryware and stylish black fittings, creating a boutique, hotel style feel. A further standout feature of the principal bedroom is the built-in projector screen, adding a unique and luxurious touch to the space.

Continuing along the bright and spacious upper hallway, you will find a well presented and generously sized children's bedroom to the right, with plenty of space to accommodate a double bed and additional furnishings.

At the end of the corridor are two further well proportioned double bedrooms, each offering flexibility for family members, guests or home working, bedroom two sits to the front of the property, with beautiful pink and white tones, ,stylish panelling and built in wardrobes and bedroom three, equally spacious, enjoys views over the rear garden.

Completing the ground floor is the family bathroom, which is finished to an excellent standard and features modern grey wet wall panelling for low maintenance yet stylish feel , a contemporary white suite and a shower over bath, making it both sleek and practical for family living. There is also a large storage cupboard located off the hallway, while the loft has been fully floored, providing excellent additional storage.

Externally, the property benefits from a double driveway, offering ample off street parking. The surrounding area is well known for its friendly neighbours and strong sense of community, making this an ideal location for families.



Situated in the vibrant Wester Inch Village, this home offers an unbeatable location for families and commuters alike. Simpson Primary School and Boghall Primary School are both nearby, while Bathgate Academy serves as the local secondary school. For those seeking private education, Clifton Hall School in nearby Newbridge is easily accessible. Bathgate itself boasts a wealth of amenities, including shops, restaurants and leisure facilities, with highlights such as the Reconnect Regal Theatre and the annual Bathgate Music Festival contributing to the area's lively community spirit. For commuters, the property is ideally located just a short drive from Bathgate train station, offering quick links to Edinburgh and Glasgow, while the nearby M8 and M9 motorways provide excellent road connectivity across central Scotland.

This is a home that effortlessly combines style, comfort and practicality, finished to a high standard throughout and ready for its next owners to move straight in and enjoy.

Home Report Value- £365,000

EPC - C

Council Tax Band - F

Square Ft- 1367/ 127m<sup>2</sup>

Included in Sale -Blinds, CCTV , Alarm System, any integrated white goods ( free standing white goods not included)

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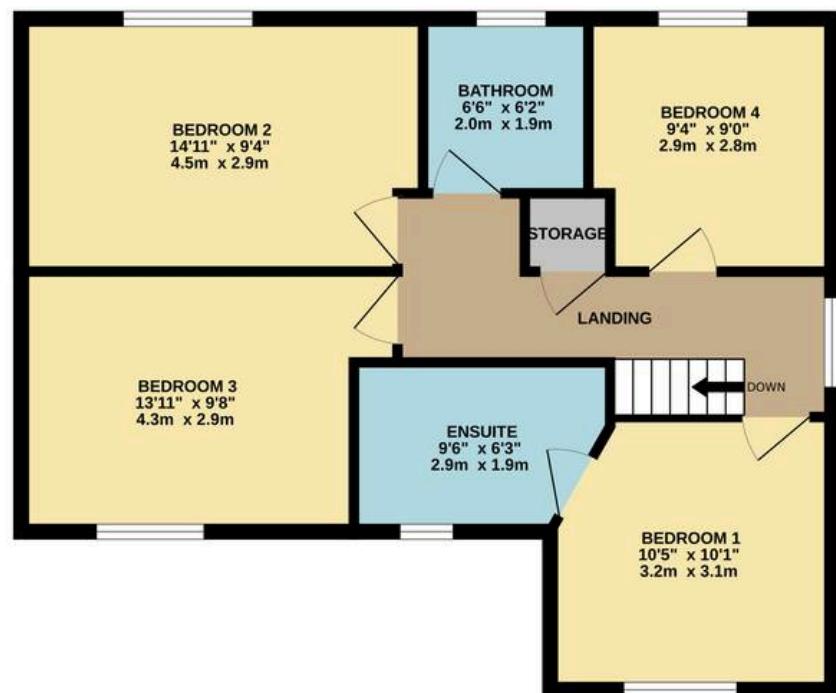




## GROUND FLOOR



## 1ST 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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