



- Modern Semi Detached House
- Master Bedroom With En Suite
- Two Further Bedrooms
- Generous Lounge & Fitted Kitchen
- Garage
- Large Garden

Alba Property View ...

"Great location, modern interior and large gardens and garage-A perfect family home"

4 Russell Place, Bathgate, EH48 2GL

Offers Over £170,000



Alba Property are delighted to present for sale this modern, well-proportioned three-bedroom family home located within the highly desirable Wester Inch development of Bathgate, West Lothian. Located on a great plot with large rear garden and garage. The property offers fresh accommodation throughout comprising of entrance hallway, handy cloakroom, bright and airy lounge, stylish kitchen, master bedroom with en suite, two further bedrooms and family bathroom. Gas central heating and double glazing ensure all year-round comfort. Early viewing advised before this property is snapped up.

Entrance Hallway 11' 1" x 3' 4" (3.38m x 1.02m)

Welcoming entrance hallway which give access to the lounge, kitchen and cloakroom. Staircase gives access to the upper landing. Laminate flooring.

Lounge (at widest) 14' 9" x 13' 5" (4.49m x 4.09m)

The elegantly proportioned lounge has a window to rear and a French doors to the rear garden. A lovely bright room for relaxing in the evening. Decorated in neutral hues with a feature wallpaper wall. Laminate flooring. Handy storage cupboard and ceiling spotlights.



Kitchen 10' 7" x 7' 9" (3.22m x 2.36m)

Contemporary kitchen with a wide range of stylish white base and wall mounted units and complementing black worktops and crisp white splash back tiling to walls. Integrated stainless steel oven, hob, dishwasher, washing machine and fridge/freezer. Stainless steel sink. Window to front. Tiled floor finishes the look perfectly.

Cloakroom 6' 2" x 3' 5" (1.88m x 1.04m)

Downstairs cloakroom comprising of w.c, and wash hand basin. Window to front. Tiled floor and co-ordinating splash back tiling to walls.

Upper Landing

The upper landing gives access to all three bedrooms and bathroom. Hatch to the loft space. Storage cupboard which offers shelving and hanging facilities.





Bedroom 1 9' 7" x 8' 4" (2.92m x 2.54m)

Double bedroom decorated in neutral tones with a sophisticated feature wall. Fitted wardrobe and the added luxury of an en suite shower room. Fitted carpet. Window to front.

En Suite 7' 5" x 4' 5" (2.26m x 1.35m)

En suite with white w.c, wash hand basin and shower cubicle. white sparkle wall board. Stainless steel heated towel rail.

Bedroom 2 9' 9" x 8' 3" (2.97m x 2.51m)

Second double bedroom with window to rear. Ample space for free standing bedroom furniture. Ceiling spotlights. Fitted carpet.



Bedroom 3 6' 7" x 6' 2" (2.01m x 1.88m)

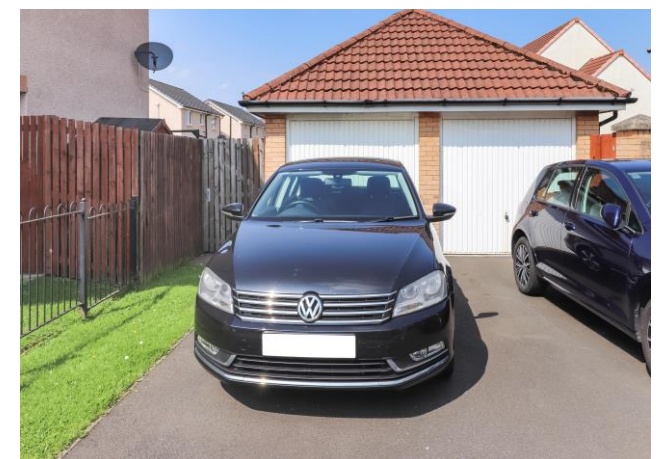
Bedroom three is currently used as an office and has a window overlooking the rear. A bright room with fitted carpet and ceiling spotlights.

Family Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

Completing the accommodation is the family bathroom. Comprising of white w.c, bath and wash hand basin. Appealing mosaic splash back tiling to walls and tiled floor. Window to side.

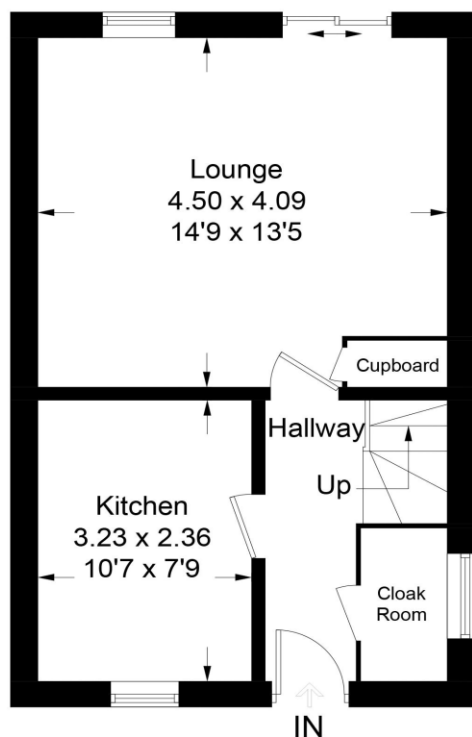
Externally

The property benefits from a garage and driveway. The fantastic rear gardens and of very generous proportions and are laid to lawn.

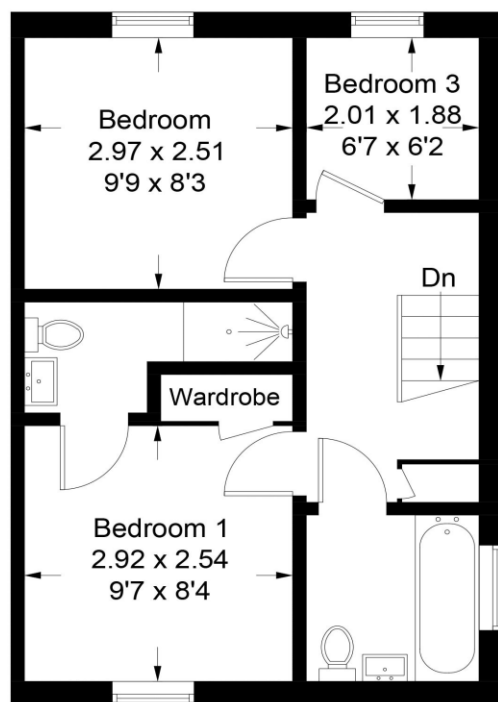


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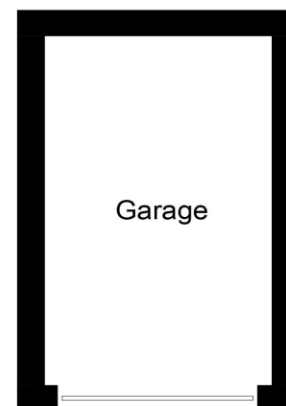
Approximate Gross Internal Area = 72 sq m / 775 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Extras (Included in Sale)

All floor coverings, blinds, curtain poles, light fittings, integrated oven/hob, dishwasher, washing machine and fridge/freezer (no warranty)

Area

Bathgate is a popular town in West Lothian with a huge range of amenities. It has a range of local shops and the full range of different retail businesses in the nearby town centre. All other services you would need are close, including nurseries, schools, doctors and dental practices. The town also has a mainline railway station with regular services to Edinburgh and Glasgow and it is well placed for the commuter with road links via the M8 motorway network.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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