



£218,000 Offers Over

Russell Place, Wester Inch, Bathgate, EH48

Town House | 4 Bedrooms | 3 Bathrooms

01501 486123



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Step Inside

Key Features

- Spacious Accommodation
Over Three Levels
- Four Bedrooms
- Fantastic Master Suite
- Dining Kitchen
- Great Location
- Excellent Commuter Links

Property Description

Immaculately presented in walk in condition, this spacious four bedroom, end terraced town house is situated within the desirable Wester Inch development in Bathgate.

Main Particulars

Immaculately presented in walk in condition, this spacious four bedroom, end terraced town house is situated within the desirable Wester Inch development in Bathgate. Offering generous accommodation over three levels and excellent commuter links this beautiful property will appeal to a variety a buyers.

Internal accommodation comprises: Welcoming entrance hall with downstairs WC and large storage cupboard. The striking dining kitchen has been kitted out with a range of integrated appliances including , fridge freezer, washing machine, dishwasher, oven and hob. There is space for a good sized dining table and french doors lead out to the rear garden. A well proportioned lounge looks out over the front of the property and is flooded with natural light due to its southerly aspect.

On the first floor you will find three generously sized bedrooms and a modern family bathroom that has been tastefully finished with white three-piece suite and partial tiling.

Carpeted stairs lead to the second floor containing the fantastic master suite with spacious bedroom, dressing room with built in mirrored wardrobes, and en suite with shower cubicle, wash hand basin and WC.

All blinds and integrated appliances in the kitchen are included. The property benefits from gas central heating and double glazing throughout.

Externally to the front the garden is laid to turf, and to the rear an enclosed garden is laid with a mixture of artificial turf and separate decking area. Off street parking is provided with an allocated space with additional visitor spaces provided.

LOUNGE -	4.12m x 3.15m
DINING KITCHEN -	5.09m x 2.89m
WC -	1.79m x 1.12m
MASTER BEDROOM -	4.13m x 3.93m
DRESSING ROOM -	1.91m x 1.49m
EN SUITE -	2.11m x 1.91m
BEDROOM 2 -	3.10m x 3.01m
BEDROOM 3 -	3.22m x 3.11m

BEDROOM 4 - 3.10m x 2.60m

FAMILY BATHROOM - 2.11m x 2.02m

[Home Report 16 RP.pdf](#)

Location

Wester Inch is a very popular area within Bathgate. Ideally placed for the commute, it has easy access to the M8 and the M9 network. The railway station in the town centre connects to both Edinburgh and Glasgow. The local schools are at Simpson primary and St Mary's primary. The catchment secondary schools are Bathgate Academy, and St Kentigerns Academy. A well serviced town centre is within walking distance.

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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