



## 16 Russell Road, Bathgate, West Lothian, EH48 2GQ

Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Allocated Parking Space

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# Property Description

Tastefully presented, three-bedroom, mid-terrace home, with gardens and an allocated parking space. Located in a modern residential development in the popular commuting area of Bathgate, West Lothian.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen, stylish bathroom suites, multiple TV points, and continuous contemporary flooring. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

Externally, benefits include low-maintenance landscaping to the front; and an enclosed rear garden with a store shed, a summerhouse with bi-fold doors, a patio deck, and a gate to residential parking.

The development also offers additional unrestricted on-street parking and visitor spaces; and well-maintained communal grounds.

A welcoming entrance hall features modern wood-effect flooring which continues into both public rooms and affords access to the carpeted stairway leading to the upper hall and the WC with a two-piece suite. Set to the rear, a good-sized living room includes French patio doors leading to the garden, a wall-mount TV point, spotlighting and a deep storage cupboard. To the front, the kitchen can accommodate a breakfast/dinner table; whilst modern fitted units include stone-effect worktops with matching upstands, a sink with a drainer, unit downlighting, and an integrated oven and gas hob with stainless steel splashback.

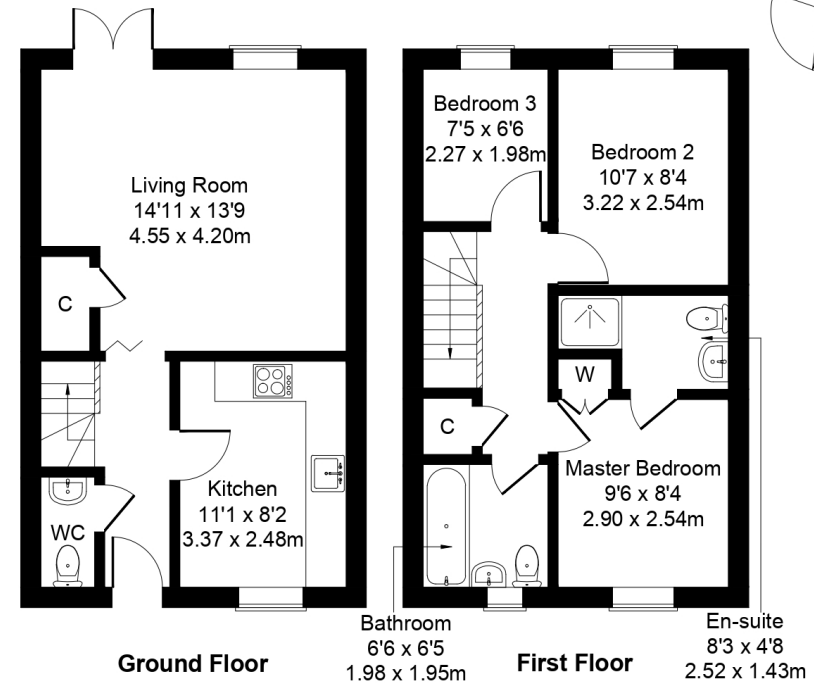
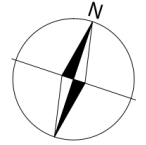
On the first floor, the master bedroom is set to the front, with a built-in wardrobe, a wall-mount TV point, and a generous en-suite shower room with an integrated cubicle. Overlooking the rear garden are two further flexible bedrooms, both with carpeted flooring and pendant light fittings. Completing the accommodation, a bright family bathroom is fitted with a three-piece suite, tiled splash walls, and a shaver point.

Freestanding appliances may be available for inclusion in the sale.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bathgate offers a convenient commuting location for both Edinburgh and Glasgow, and offers all the amenities expected of a sizeable town including a selection of supermarkets, primary and secondary schools, and a wide variety of high-street and speciality stores, bars, restaurants and cafés. Further extensive shopping is available in Livingston including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive

local shopping and a range of supermarkets. Bathgate has two golf courses, with Bathgate Golf Club to the south, and the Balbardie Park of Peace to the north, with the park also hosting the local sports centre, offering a wide range of facilities. Beecraigs, Almondell and Polkemmet Country Parks are all excellent locations for families and walkers.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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