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PROPERTIES LTD

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40 Russell Crescent

Bathgate, EH48 2GN

Fixed Price £360,000

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This flawless detached property lies in a desirable location within Wester Inch in Bathgate and offers an excellent choice for a growing young family looking for a move-in-ready home with versatile living spaces that are perfect for hosting gatherings with family and friends. Built in 2014 by Taylor Wimpey Homes, this “Geddes” style offers a superb balance of quality finishes, space and flexibility to meet the needs of a large family. Located on Russell Crescent, the position is well-suited to commuting professionals, with excellent transport links via a nearby junction to the M8 motorway and a train station that provides a regular service to Edinburgh and Glasgow. The area is served by highly regarded Simpson Primary School and nursery, with Bathgate Academy similarly found within a few miles from the property. The property is also close to a number of good walking and cycling routes, perfect for buyers keen to explore the surrounding area, with the property around a few minutes to a nearby playpark in the development. Renowned Bathgate Golf Club and an Xcite Lesiure Centre are further recreational pursuits that the town benefits from.

Client Comments

"Russell Crescent is positioned in a quiet family friendly cul-de-sac in Wester Inch Village. The house is a short walk to the popular Simpson Primary School. One of our favorite spaces in the house is our open plan kitchen diner where we can be preparing dinner whilst interacting with the children and visitors. The other is our South West facing garden where we have barbecues in the summer months and then sit until the sun goes down."

Description

Providing almost 1500 sqft of accommodation, the property is a generous family home that offers scope for a family to grow into. The spacious ground floor layout lends itself perfectly to entertaining guests, with a bright main living room and a contemporary dining kitchen that is the true heart of the home, with ample space for family dining. French doors lead directly to the landscaped rear garden, whilst a range of sleek units are complimented by integrated appliances. The former garage has been professionally converted to offer a wonderful multi-purpose space, offering potential use as a 5th bedroom, home office, playroom or a snug for watching TV. An adjacent WC is perfect for everyday convenience, with plumbing available to convert this to a shower room if desired.

Upstairs, there are 4 generously sized double bedrooms that provides space to meet the needs of a busy and growing family. The master includes a private en-suite shower room and wardrobes for good everyday storage, whilst a clever Jack and Jill en-suite between bedrooms 2 and 3 provides a functional solution for children looking for their own space. Bedroom 4 offers potential for a guest room or nursery whilst a contemporary family bathroom provides further washing facilities for a busy family.

Externally, the property benefits from a double width driveway to the front to offer good off-street parking, with additional visitor bays opposite the property. The enclosed west facing rear garden is a delight through the summer months, with great exposure of the sunshine from late morning until sunset. A slabbed patio is perfect for hosting family BBQ's with lawn an ideal space for children to play. A garden shed is perfect for storing garden items or utilising as a workshop if required, with a further lean-to shed at the side for bikes.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 17'4" x 10'4" (5.29m x 3.15m)

Kitchen 15'11" x 9'2" (4.87m x 2.81m)

Dining Room 10'4" x 9'2" (3.15m x 2.81m)

WC 8'0" x 3'7" (2.44m x 1.11m)

Study 16'6" x 7'6" (5.03m x 2.30m)

Bedroom 1 12'9" x 12'4" (3.90m x 3.76m)

En-Suite 6'8" x 5'11" (2.05m x 1.81m)

Bedroom 2 14'6" x 9'7" (4.42m x 2.93m)

Jack & Jill Shower Room 8'5" x 5'8" (2.57m x 1.73m)

Bedroom 3 10'9" x 8'6" (3.29m x 2.60m)

Bedroom 4 10'5" x 9'4" (3.19m x 2.86m)

Bathroom 7'6" x 7'4" (2.31m x 2.25m)

Extras

All floor coverings, light fittings, blinds, garden sheds, 2 x wardrobes in front bedrooms, integrated fridge-freezer, washing machine oven and dishwasher included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £365,000
Total Floor Area: 136m2 (1465 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: F - £3329.84 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

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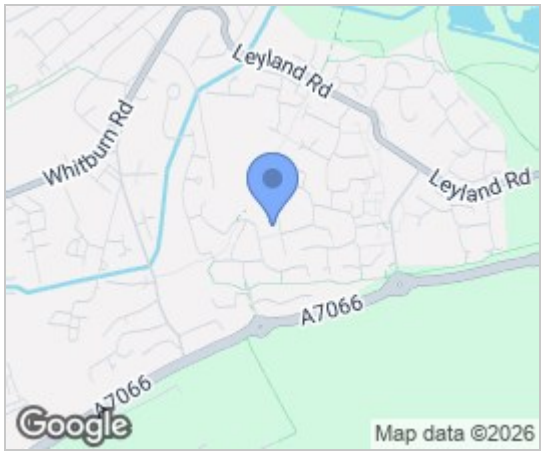
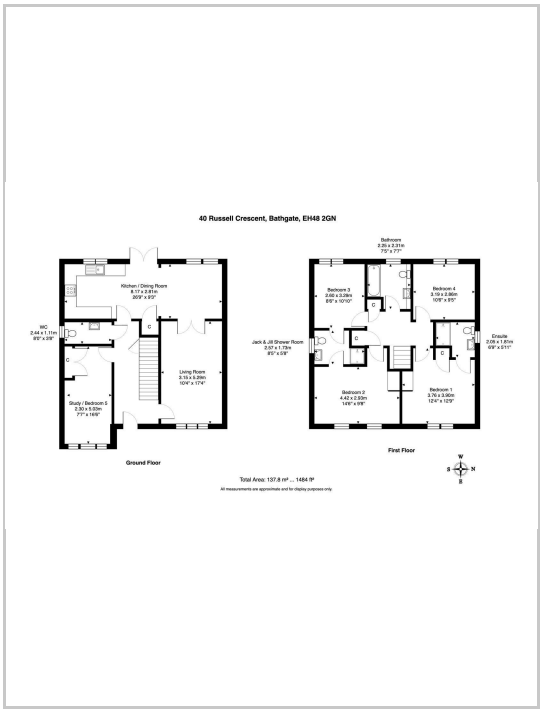
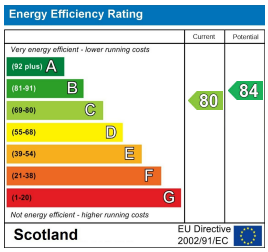
Area Map

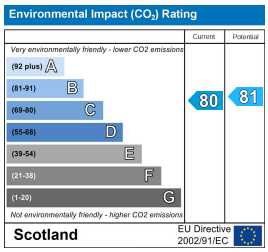


Floor Plans



Energy Efficiency Graph





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