



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**23 Russell Place**  
BATHGATE, WEST LOTHIAN, EH48 2GJ



# 23 RUSSELL PLACE *bathgate*

Russell Place is located in the sought after Wester Inch Village development. This popular bespoke development of three and four bedroom homes is less than two miles from Junction 4 of the M8, making it ideal for commuting across the central belt of Scotland.

As well as having great transport links, including Bathgate Train Station only a mile and a half away, the development also puts you in easy reach of a number of attractions, including Five Sisters Zoo and Kirkton Park. Tesco and Morrisons are both within a ten-minute drive of Inchcross Grange, perfect for when you forget that all important ingredient. Xcite Bathgate is five minutes from the development and has a swimming pool, gym, 5-a-side pitches and plenty more facilities to keep you in shape and entertained.

McEwan Fraser Legal are delighted to present this well presented three bedroom semi-detached home to the market. The property enjoys an excellent location in this popular, family-friendly, development.

The accommodation comprises of two double bedrooms, en-suite to master, a single bedroom, kitchen, spacious lounge, cloakroom, master bathroom and private gardens to the front and rear.

Entering the property, the kitchen is to your left facing the front. Comprised of a full range of contemporary base and wall mounted units, there

is plenty of preparation and storage space for the aspiring chef. Gas hob, electric oven and hood are integrated alongside space a large fridge freezer, washing machine and dishwasher. To the rear of the ground floor, you will find the reception room which runs the width of the house. French doors onto the rear garden allow floods of natural light and there is ample space for a large corner sofa and dining table if required.

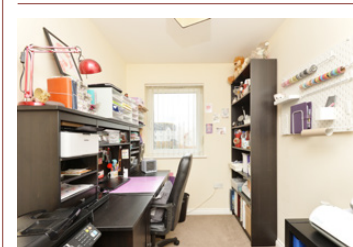
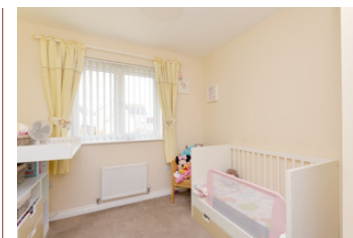
Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom which comes complete with a large fitted wardrobe and ample floor space for additional free standing storage. The master also benefits from an en-suite shower room. There are two further bedrooms, a well proportioned double and a generous single. The internal accommodation is completed by the master bathroom which is partially tiled and comprised of a three-piece white suite.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of private front and rear gardens which largely laid to lawn. The rear garden is west facing enjoying direct sunlight through most of an afternoon and evening. There is allocated parking to the rear.

This is a must see starter home and early viewing is highly recommended.



“ . . . THE PROPERTY ENJOYS AN EXCELLENT LOCATION IN THIS POPULAR, FAMILY-FRIENDLY, DEVELOPMENT . . . ”



# SPECIFICATIONS *and details*



## Approximate Dimensions (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.66m (15'3") x 3.98m (13'1")  |
| Kitchen   | 2.77m (9'1") x 2.50m (8'2")    |
| Bedroom 1 | 2.96m (9'9") x 2.74m (9')      |
| En-suite  | 2.32m (7'7") x 1.60m (5'3")    |
| Bedroom 2 | 3.30m (10'10") x 2.68m (8'10") |
| Bedroom 3 | 3.30m (10'10") x 1.92m (6'4")  |
| Bathroom  | 2.00m (6'7") x 1.75m (5'9")    |
| WC        | 2.50m (8'2") x 1.33m (4'4")    |

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: C

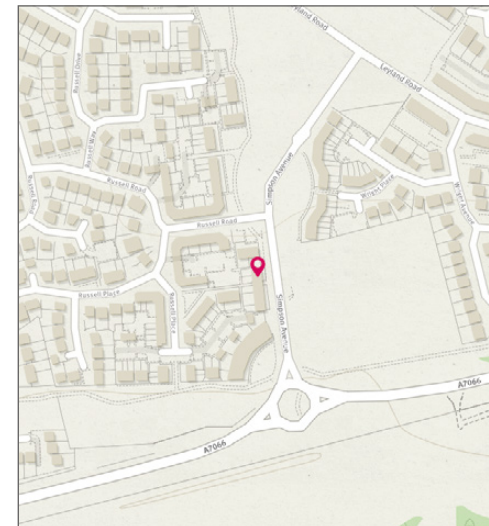


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