



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**55 Russell Place**  
Bathgate EH48 2GJ



# 55 Russell Place

Positioned in front of small 'green' and gravelled front garden, this delightful two bedroom mid-terrace villa, enjoys a peaceful yet well-connected address in a modern development on the outskirts of Bathgate, with easy access to the M8 for an easy commute.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the rear garden, along with space for dining. Enjoying a front facing position is a stylish well-appointed kitchen with built-in oven and hob.

Upstairs are two excellent double bedrooms; the largest of the bedrooms boast built-in wardrobes and completing this appealing home is a stylish family bathroom, with a shower fitted over the bath with a glazed screen. A partially floored attic space provides additional storage and is fitted with loft ladder.

Extras: all fitted floor coverings, blinds, light fittings, gas hob and electric oven will be included in the sale. Fridge/freezer available by separate negotiation

## Property Summary

- Tranquil setting in front of small 'green'
- Entrance hall with WC
- Living room with patio doors onto garden
- Stylish kitchen
- Two double bedrooms
- Family bathroom with shower-over-bath
- Front gravelled garden & enclosed rear garden, with 'astro' turf
- Gas central heating & double glazing
- Ample residents parking
- EPC Rating - C | Council Tax Band - D











Lovely  
mid-terrace villa,  
offering desirable  
interiors







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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 66.0 sq.metres (701.1 sq. feet)



## Location



Russell Place, is part of the Wester Inch development, built on the old British Leyland factory site, and borders Bathgate golf course. Bathgate is a popular commuter town, adjacent to the M8 and 5 miles from Livingston. Due to it's close proximity to the M8 it offers fast efficient connections to Edinburgh, Glasgow, the M9 and Edinburgh International Airport. The town centre offers a good range of shopping, including a Tesco superstore, with more extensive shopping found at the Almondvale centre in Livingston. There are two local golf courses, Bathgate and Balbardie, along with the Xcite leisure and swim centre. Beescraig country park is a short drive away. Excellent schooling is provided with a choice of two secondary schools and six primary schools (the newest Simpsons, is on Leyland Road). As well as the M8, there are great transport links with a train station and regular bus services.