



44 Russell Drive, Bathgate



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This beautifully presented 3 bedroom terraced townhouse is available immediately and CHAIN-FREE. This is an exceptional home that perfectly combines luxury and practicality in a convenient location.

Council Tax band: E

Tenure: Freehold

- • Beautifully Presented 3 Bed Terraced Townhouse in Desirable Bathgate
- • Available CHAIN-FREE and in Move-in Condition
- • Spacious Lounge / Diner Overlooking Private Rear Garden
- • Sleek Contemporary Kitchen
- • Primary Bedroom with Dressing Room and Ensuite
- • Two Further Double Bedrooms
- • Modern Family Bathroom and Downstairs WC
- • Attractive and Private Low Maintenance Rear Garden
- • Open Outlook to the Front
- • Convenient Resident's Communal Car Park





Kitchen

11' 7" x 8' 8" (3.53m x 2.65m)

The spacious and bright Kitchen overlooks the greenery at the front of the property. The beautiful cabinetry is comprised of a mix of wall and base units, offering ample storage space. Integral appliances include fridge/freezer, oven, gas hob and extractor hood. The dishwasher and washing machine are free-standing and are included in the sale price (without guarantees or warranties). Splash-back multi-coloured tiling thorough adds a lovely modern effect.

Lounge / Diner

16' 6" x 12' 10" (5.04m x 3.91m)

The expansive Lounge / Diner is full of natural light and boasts beautiful flooring. There is plenty of room for both relaxation in comfort and entertaining. There is space for a large dining table and chairs, with the Kitchen nearby. Facing the rear of the house, it has stunning views over the peaceful rear garden, which is accessed by French patio-style doors. The Lounge / Diner also has a useful cupboard and door, separating it from the entry hallway.

Entry Hall

10' 2" x 6' 6" (3.11m x 1.97m)

Immediately upon entering the property, you step into a most welcoming Foyer (1.80m x 1.15m), with stunning flooring. The Foyer leads to the Entry Hall (3.11m x 1.97m) with both the Kitchen and Downstairs WC along to the left. Neutrally carpeted stairs lead up to the 1st floor landing. The Lounge / Diner is at the end of the Hallway.

Ensuite Shower Room in Primary Bedroom

6' 11" x 6' 9" (2.10m x 2.07m)

The Primary Bedroom features this stunning and bright Ensuite Shower Room, including WC and sink, in addition to the spacious shower unit. The room has the additional attribute of a Velux window.

Dressing Room / Walk-in Closet in Primary Bedroom

10' 2" x 5' 8" (3.11m x 1.73m)

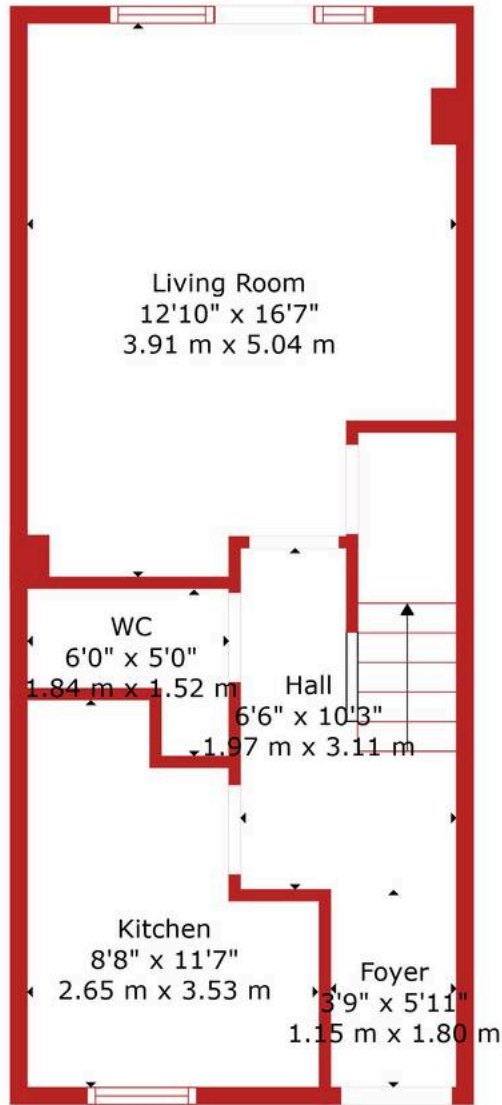
This Dressing Room is an extraordinary feature of the Primary Bedroom. Thanks to the ceiling Velux window it boasts outstanding light. The spacious sanctuary features a clothing rack, large mirror and shelving. The Ensuite



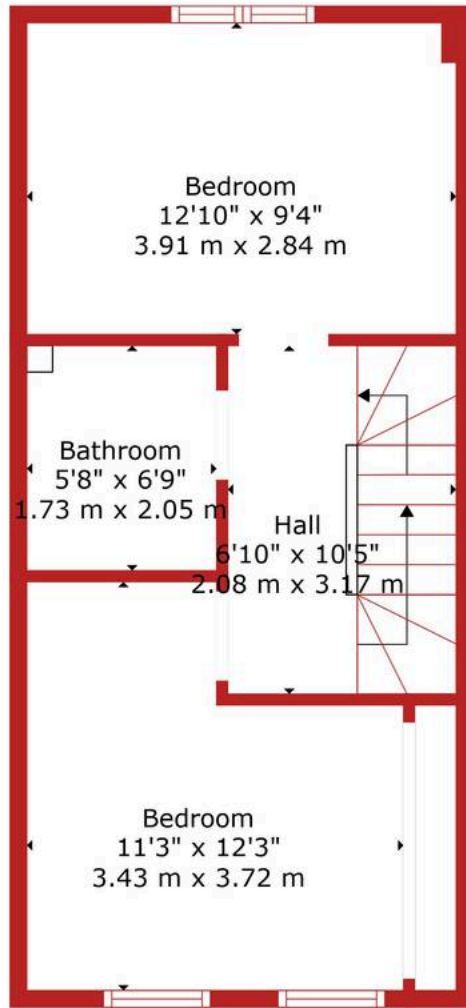
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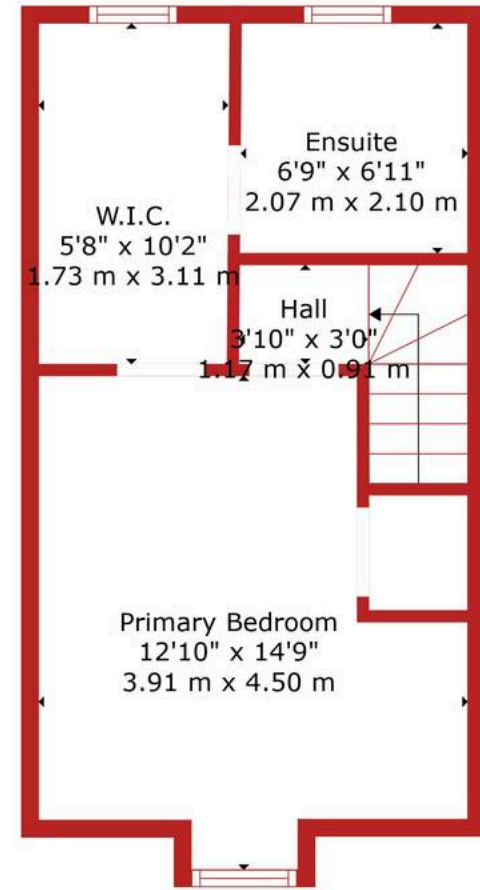




Floor 1



Floor 2



Floor 3



TOTAL: 1067 sq. ft, 99 m2
 FLOOR 1: 408 sq. ft, 38 m2, FLOOR 2: 371 sq. ft, 34 m2, FLOOR 3: 288 sq. ft, 27 m2
 EXCLUDED AREAS: LOW CEILING: 22 sq. ft, 2 m2
 WALLS: 126 sq. ft, 12 m2



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