

# 26 Russell Drive

BATHGATE, WEST LOTHIAN, EH48 2GG



*Well presented three bed end terraced house in good order*



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McEwan Fraser Legal is delighted to offer this well presented three bedroom end terrace home to the market. The property enjoys an excellent location in this popular, family-friendly, development.

# THE LOUNGE



The accommodation comprises two double bedrooms, en-suite to master, a single bedroom, dining kitchen, spacious lounge, cloakroom, master bathroom and private gardens to the front and rear. The internal accommodation is focused on the charming reception room which is naturally bright and neutrally decorated. The ample floor space on offer gives scope for a variety of different furniture configurations. The kitchen is accessed from the reception room and runs the full width of the property.



# THE KITCHEN

The kitchen itself comprises a generous range of base and wall mounted units that offer excellent prep and storage space. Gas hob, electric oven, cooker hood are integrated and there is space for a freestanding fridge freezer and washing machine. The kitchen also has space for a dining table and doors open onto the rear garden. There is also a separate WC between the kitchen and lounge.







Climbing the stairs, you find the master bedroom to the front of the house. There is ample space for free standing furniture alongside an integrated wardrobe. 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.

## BEDROOM 1



# BEDROOM 2 & VIEW







## BEDROOM 3 & BATHROOM





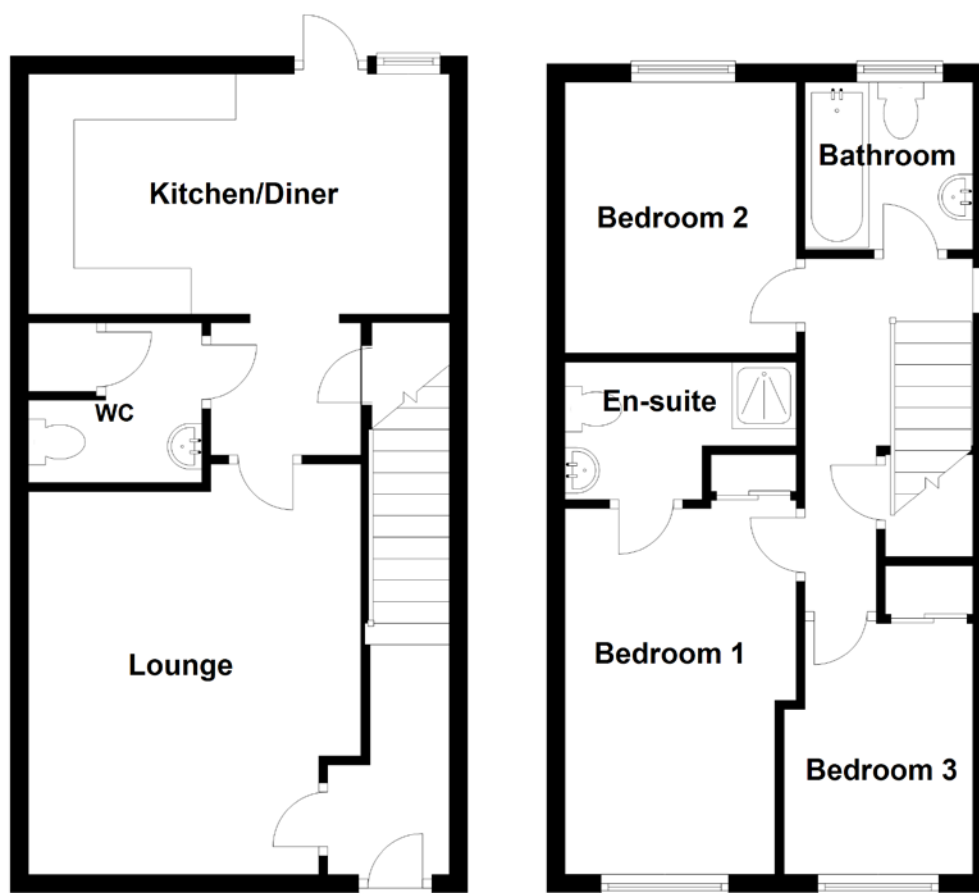
For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of the private front garden and generous rear garden which largely laid to lawn. The rear garden is west facing enjoying direct sunlight through most of the afternoon and evening. There is allocated parking to the rear. This is a must-see starter home and early viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

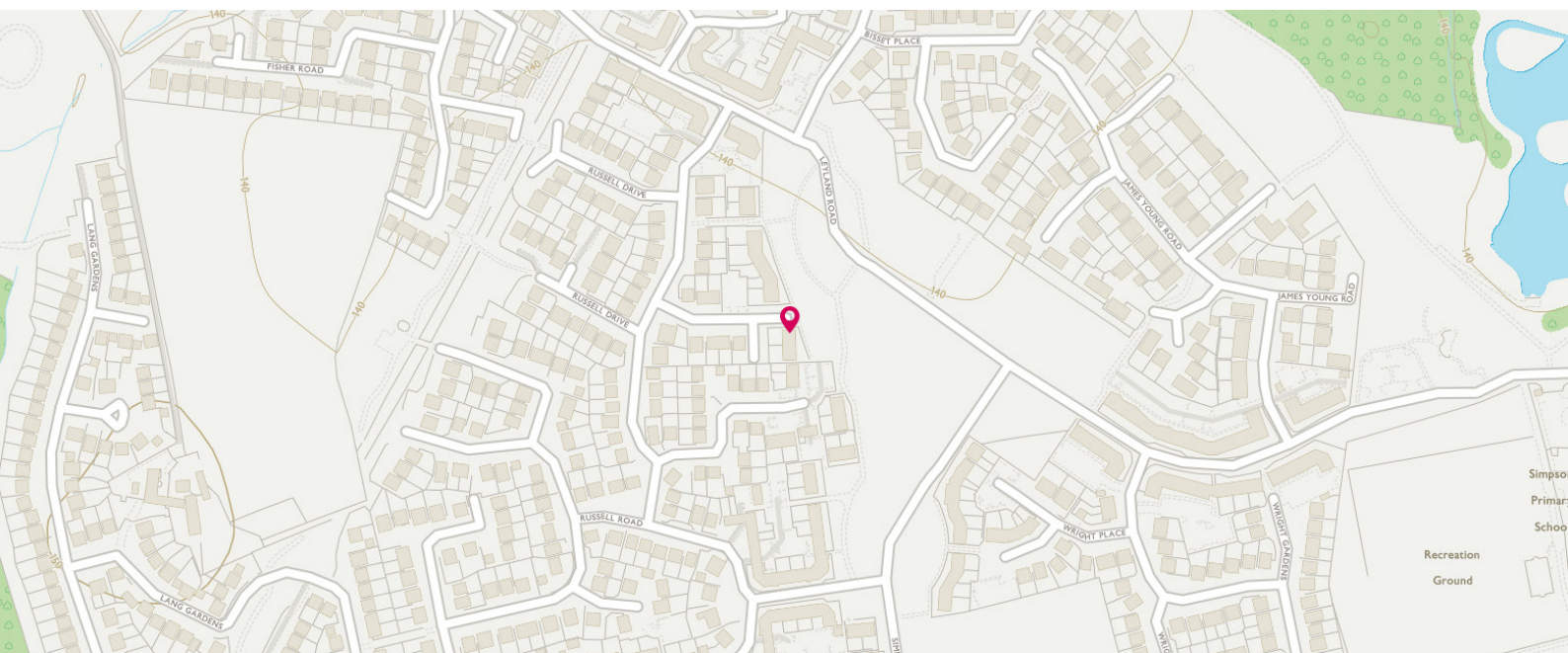


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.42m (14'6") x 4.20m (13'9")
WC	2.01m (6'7") x 1.75m (5'9")
Kitchen/Diner	4.61m (15'1") x 2.63m (8'8")
Bedroom 1	3.71m (12'2") x 2.57m (8'5")

En-suite	2.53m (8'4") x 1.36m (4'6")
Bedroom 2	2.98m (9'9") x 2.50m (8'2")
Bedroom 3	2.86m (9'5") x 2.20m (7'3")
Bathroom	2.08m (6'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Wester Inch Village is a sought after modern development on the edges of Bathgate. Nestled in West Lothian, five miles to the west of Livingston, Bathgate boasts a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.







The property is only a short, five-minute walk to local supermarkets and fifteen minutes to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is adjacent to the estate and is easily reached by car in less than ten minutes. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema.

Minutes from the M8, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.



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