



23 Russell Road, Bathgate

Guide Price £425,000



## 23 Russell Road

### Bathgate

Step into refined living with this exceptional four bedroom detached residence on Russell Road, set within the highly desirable Wester Inch development in Bathgate. Originally built by Taylor Wimpey as the flagship show home, this is a truly rare opportunity to acquire a home of this calibre, the only one of its kind within the development, showcasing enhanced finishes and a thoughtfully upgraded layout throughout.

From the moment you enter, you are welcomed directly into a bright and spacious hallway, where crisp décor and quality flooring immediately set a premium tone. To the front, the formal living room is both expansive and elegant, enhanced by a large bay window that floods the space with natural light and a stylish feature fireplace that creates a warm focal point—perfect for both relaxing evenings and entertaining.

Moving through the ground floor, the layout has been carefully designed with both flow and functionality in mind. The formal dining room offers a refined setting for hosting, with its own bay window adding character and light, while French doors lead seamlessly into the stunning sun room. This standout space, part of the original show home design provides a tranquil retreat, surrounded by glazing and offering a seamless connection to the garden, ideal for year round enjoyment.

The kitchen is finished to an exceptional standard, featuring sleek high gloss cabinetry, integrated appliances and generous worktop space, all arranged in a highly practical layout that caters effortlessly to modern living.



A separate utility room enhances practicality further, keeping everyday tasks discreetly tucked away. Completing the ground floor is a versatile office or fifth bedroom, ideal for home working along with a stylish WC.

Upstairs, the sense of space continues with a bright, gallery style landing leading to four beautifully proportioned bedrooms. The principal bedroom is a true retreat, complete with fitted wardrobes and a well appointed en-suite bathroom. Bedroom two also benefits from its own en-suite, making it ideal for guests or older children, while both bedroom one and bedroom two feature fitted storage. The remaining bedrooms are equally well sized and immaculately presented, offering flexibility for family living or workspace. A contemporary family bathroom, complete with shower, serves the upper level.

Externally, the home is just as impressive. The rear garden has been thoughtfully landscaped to create a perfect balance of lawn and a generous raised patio, ideal for outdoor dining and entertaining. The plot enjoys a degree of privacy, while a driveway and detached double garage provide ample off street parking.

Further enhancing the home's modern appeal is the inclusion of a Nest smart heating system, offering efficient and intuitive climate control throughout.



Wester Inch remains one of Bathgate's most sought after residential developments, popular with families and professionals alike. The area benefits from excellent local schooling, nearby amenities and superb transport links, including easy access to the M8 and Bathgate train station, offering direct routes to both Edinburgh and Glasgow.

Combining its status as the original show home, its unique design and its beautifully curated interiors, this outstanding property offers a rare blend of space, style and exclusivity, perfect for those seeking a truly special home in a prime location.

Home Report Value- £450,000

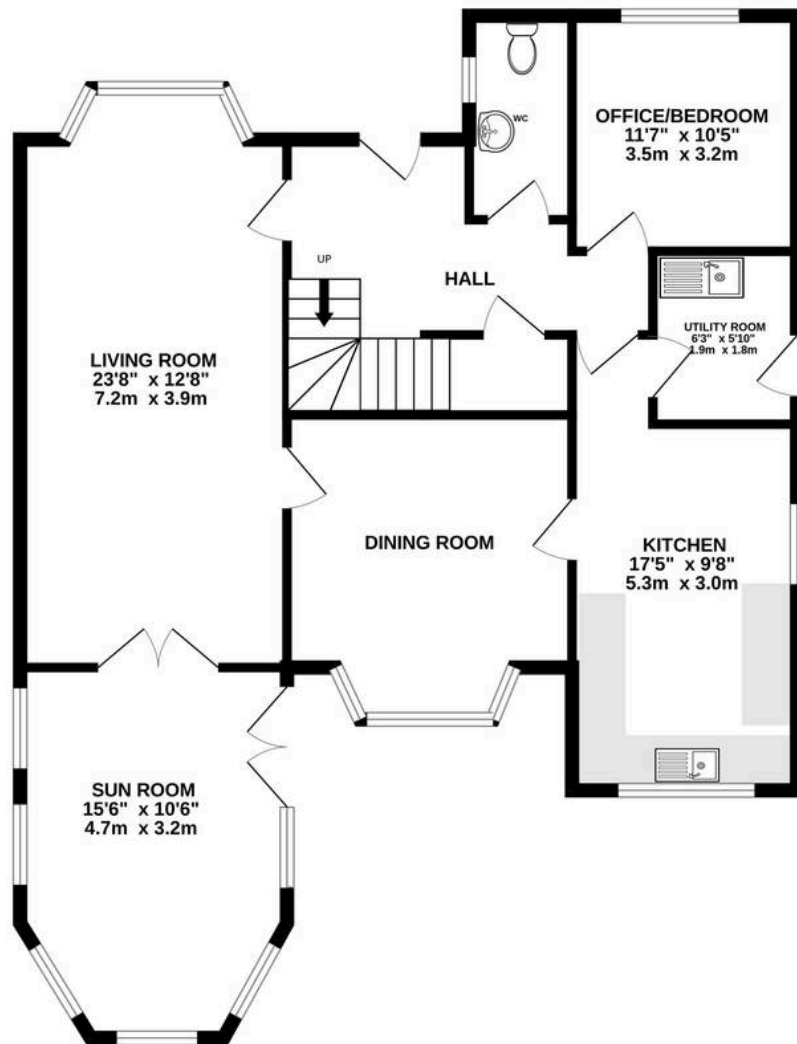
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Council Tax Band - F

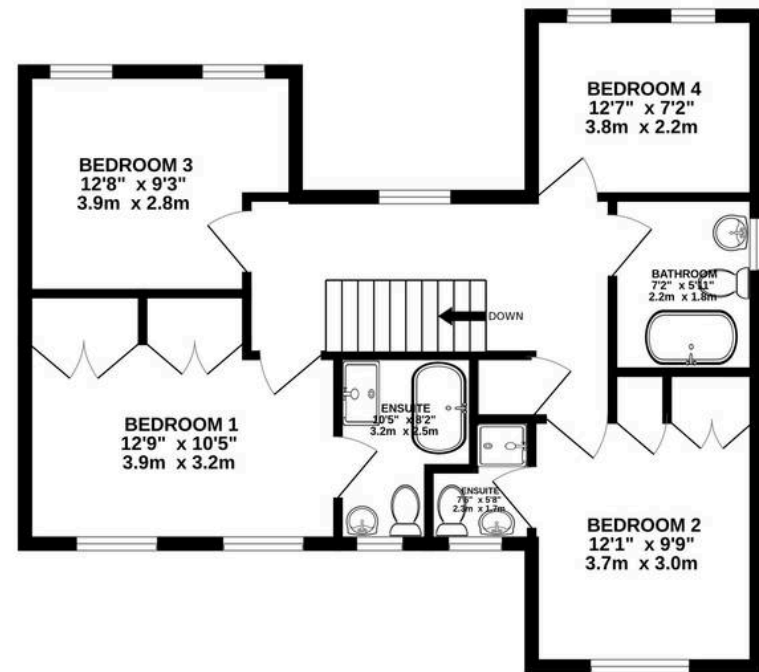
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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