

# Property Connections

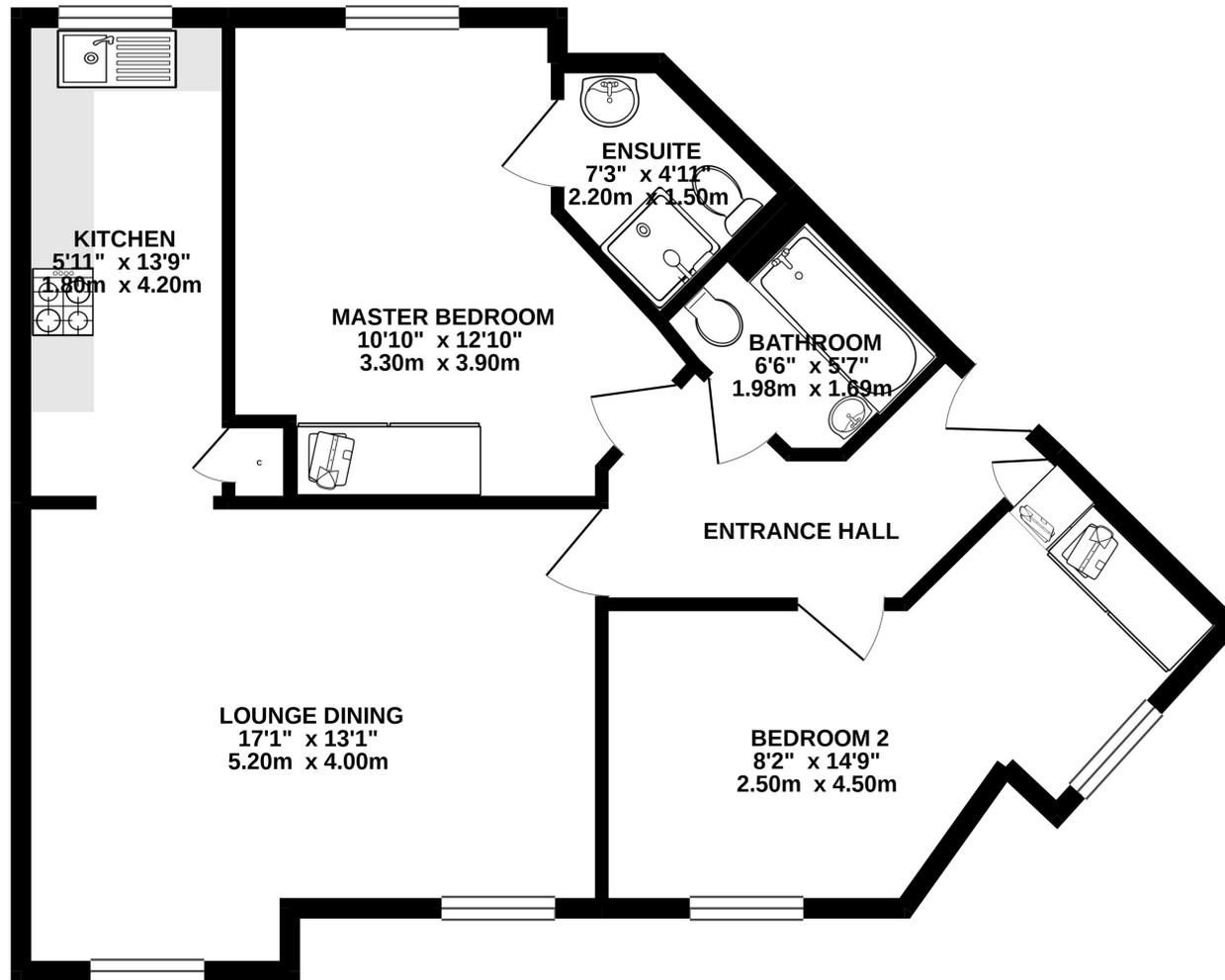


**Estate Agent**

**01506 650 550**



**45 Russell Place, Bathgate**



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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Offering exceptional space and an enviable layout, this immaculate two double bedroom top floor apartment is well presented throughout and will appeal to a variety of purchasers. The property is perfectly located within the increasingly popular village of Wester Inch.

**Property comprises;**

Entrance hall, lounge dining, kitchen, two double bedrooms, en-suite and bathroom. Allocated and visitor parking is provided.

Entrance hall boasts a storage cupboard, carpet flooring and neutral décor.

Open plan lounge dining is a wonderful welcoming space boasting dual windows which fill this room with an abundance of natural daylight. Carpet flooring and attractive décor complete this space perfectly. Squared arch leads to the kitchen.





The modern and sleek kitchen offers an excellent selection of base and wall mounted units with contrasting 'butchers block' worktops. There is an integrated hob and oven and freestanding dishwasher, washing machine and fridge freezer which are also included in the sale.





Bedroom one is double in size and is complete with stylish décor, fitted wardrobes and en-suite which comprises of a glazed shower enclosure with crisp ceramic tiling and electric shower, W.C., and wash hand basin.

Bedroom two is also a double room offering exceptional space, fitted wardrobes, carpet flooring and neutral décor.





Bathroom comprises of a stylish three piece suite which includes a bath with crisp ceramic tiled splash back, W.C., wash hand basin and contrasting flooring.

#### **External**

Allocated and visitor parking is provided.

#### **Extras**

All light fittings, floor coverings, curtain poles, fridge freezer, washing machine and dishwasher are included in the sale.

**Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.**