



203 Rowan Street

Blackburn, EH47 7EG

Offers over £124,000



Offering accommodation that would be ideally suited to those looking to make their first step onto the property ladder, this 2 bedroom terraced in Blackburn has been freshly decorated and is presented to the market with no onward chain. Located at the start of Rowan Street, the property is a short walk from a selection of local amenities and schooling, whilst the town enjoys good transport connections to aid travel in and around the central belt for work or leisure. The larger towns of Bathgate and Livingston are within short driving distance, where a range of shops, facilities and rail links can be found.



Client Comments

"This house is situated in a particularly good location for the park and the local shops. We have always found the area quiet and friendly with enjoyable walks within a short distance. The house is warm and efficient to heat, it also has lowered kerbs allowing a driveway to be easily formed."

Description

The property itself offers a footprint that is best suited to a couple or young family, with 2 double bedrooms to the first floor both freshly painted and featuring new carpeted flooring. Similarly the bright and airy living room is a blank canvas for those looking to lay down their own mark, with a dining kitchen across the rear of the property perfect for daily meals or a morning coffee. A bathroom features a 3 piece suite with the addition of an electric shower over the bathtub for everyday convenience. Gas central heating and double glazing provide further practical comfort throughout. Externally there are enclosed garden grounds to the front and rear, with an already lowered kerb to the front meaning forming off-street parking will be straightforward and a valuable addition to the house. A raised patio area at the front can be a suntrap during the sunny weather, with 2 external stores handy for tools and garden furniture. The rear garden is laid to lawn with the addition of a garden shed.

Location

The village of Blackburn is conveniently situated, with major roads including the M8 motorway within a short distance. A rail station at nearby Bathgate provides a regular service to Edinburgh and Glasgow. The village caters for everyday needs with a good range of shops, a health centre, post office and schooling from primary to secondary level. A more comprehensive range of services can be found in Bathgate and Livingston.

Lower Hall 8'6" x 6'0" (2.60m x 1.83m)

Living Room 15'9" x 12'9" (4.82m x 3.91m)

Kitchen 15'10" x 6'11" (4.84m x 2.12m)

Upper Hall 6'2" x 3'8" (1.88m x 1.14m)

Bedroom 1 12'9" x 11'10" (3.89m x 3.63m)

Bedroom 2 12'5" x 9'6" (3.80m x 2.90m)

Bathroom 6'0" x 5'9" (1.85m x 1.77m)

Extras

The house is sold as seen with any items within the property remaining as part of the sale.

Key Info

Home Report Valuation: £125,000

Total Floor Area: 63m² (680 ft²)

What3words: ///lobby.wonderful.equivocal

Parking: On-Street

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

