



## 155 Riddochhill Road

Blackburn, EH47 7HB

Offers over £149,000



Offering an ideal first step onto the property ladder for a young family, this 3 bedroom terraced property on Riddochhill Road in Blackburn is brought to the market with the convenience of no onward chain. Located in an established part of the village that is well suited to those with children, the property is only a short drive to Bathgate train station and from an access point to the M8 motorway, to prove especially useful for commuters. Blackburn Primary School lies opposite the property, with further primary and secondary schooling found in easy walking distance from the doorstep. Local amenities are similarly found within the village, with a Tesco superstore just over a mile away in neighbouring Bathgate.



## Description

The property offers a well-proportioned footprint of almost 900 sqft, with good sized rooms ideal for a couple or young family looking to grow. The ground floor features a generous main living room, perfect for relaxing in the evening or hosting family gatherings. A fitted kitchen to the rear offers a handy selection of cupboards and space for essential appliances, with doorway leading out the sizeable rear garden. The bathroom can also be found to the ground floor and comprises a 3 piece suite with electric shower mounted above the bathtub. Upstairs, the 3 bedrooms are all good sizes and offer fitted storage to each to cater for the needs of family life. Two larger doubles are complimented by a smaller room that would ideally suit a nursery or home study. Gas central heating and double glazing throughout provide further practical comfort, with a combi boiler installed in 2021 and maintained by service agreement. Externally the property features an enclosed front garden with on-street parking, with the potential to adapt the front to a driveway subject to necessary consents. The rear garden offers an impressive size for the new owner to develop, with space to soak up and enjoy the sunny weather and host alfresco dining or provide room for children to play safely.

## 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.

Hallway 15'3" x 6'5" (4.67m x 1.97m)

Living Room 13'7" x 13'5" (4.15m x 4.10m)

Kitchen 13'6" x 7'6" (4.14m x 2.30m)

Bathroom 6'4" x 5'10" (1.95m x 1.79m)

Upper Hall 7'3" x 3'3" (2.22m x 1.01m)

Bedroom 1 17'0" x 9'5" (5.19m x 2.89m)

Bedroom 2 11'10" x 11'4" (3.63m x 3.46m)

Bedroom 3 9'3" x 8'2" (2.84m x 2.49m)

## Extras

All blinds, light fittings, floor coverings, fridge-freezer, washing machine, cooker and tumble dryer included in the sale

## Key Info

Home Report Valuation: £150,000

Total Floor Area: 82m<sup>2</sup> (885 ft<sup>2</sup>)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: C

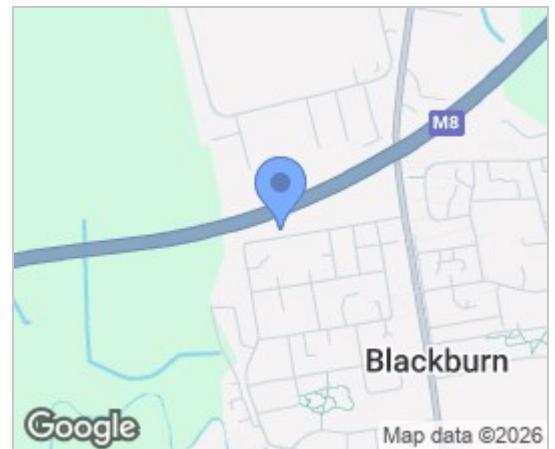
## Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

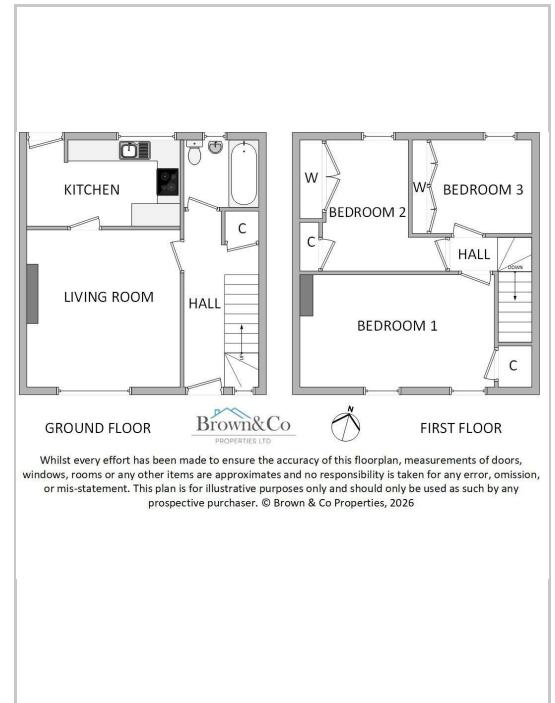
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

## Area Map



## Floor Plans



## Energy Efficiency Graph

