



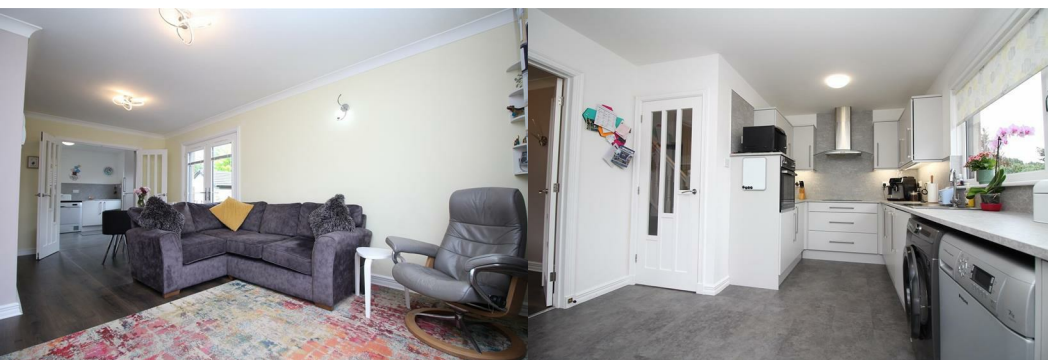
27 Westcraigs Road

Blackridge, EH48 3AQ

Offers over £265,000



Posing an ideal choice for a multi-generational home, this impressive 4 bedroom detached property enjoys a peaceful setting within the centrally located village of Blackridge. Tucked just off Westcraigs Road, this 2003 build is well placed for access to the nearby train station, local amenities and a primary school. Further commuting links can be found in neighbouring Harthill, where there is an M8 connection and shuttle bus service running regularly between Edinburgh and Glasgow. The village is surrounded by good outdoor walking routes, whilst the National Cycle Route 75 passes close to the property parallel to the railway line.



Description

The property provides a generous footprint extending to almost 1300 sqft and poses a good choice for a range of buyer requirements. Four bedrooms includes 2 on the ground floor and 2 on the upper level, all benefiting from fitted wardrobe space and providing options for a family who require one level living. This is further enhanced by the provision of a ground floor bathroom, which comprises a contemporary 4 piece suite whilst a bedroom at first floor level enjoys the addition of an en-suite shower room. The open plan living and dining area is the ideal space to relax, entertain and dine whilst French doors lead out to the garden area for enjoying the sunny weather. The upgraded kitchen is equipped with a range of wall and base storage cabinets alongside an integrated fridge-freezer, dishwasher and oven. Gas central heating and double glazing offer further practical comforts, with both the boiler and windows upgraded within the previous 3 years. A driveway to the rear offers parking space for a handful of cars, whilst a detached garage allows additional parking and storage potential. Well manicured garden grounds to the front and side offer something for all ages to enjoy, with a south facing side aspect perfect for soaking up the afternoon sunshine.

Location

The village of Blackridge boasts amenities catering for your everyday needs including a small range of shops, a health centre and community centre. There is a nursery and primary school available within the village with the secondary school in neighbouring Armadale. A more comprehensive range of facilities can be found in nearby Bathgate and Livingston. The village is ideally located with easy access to the larger towns and cities through good local road networks and a train station within the village offering a half hourly service east and west.

Living Room 11'5" x 10'2" (3.50m x 3.10m)

Dining Area 8'10" x 8'6" (2.70m x 2.60m)

Kitchen 15'1" x 11'1" (4.60m x 3.40m)

Bathroom 9'6" x 5'2" (2.90m x 1.60m)

Bedroom 1 14'5" x 9'10" (4.40m x 3.00m)

En Suite 9'10" x 6'6" (3.00m x 2.00m)

Bedroom 2 12'9" x 11'5" (3.90m x 3.50m)

Bedroom 3 11'1" x 9'6" (3.40m x 2.90m)

Bedroom 4 9'6" x 9'6" (2.90m x 2.90m)

Key Info

Home Report Valuation: £270,000

Total Floor Area: 119m² (1280 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. 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.

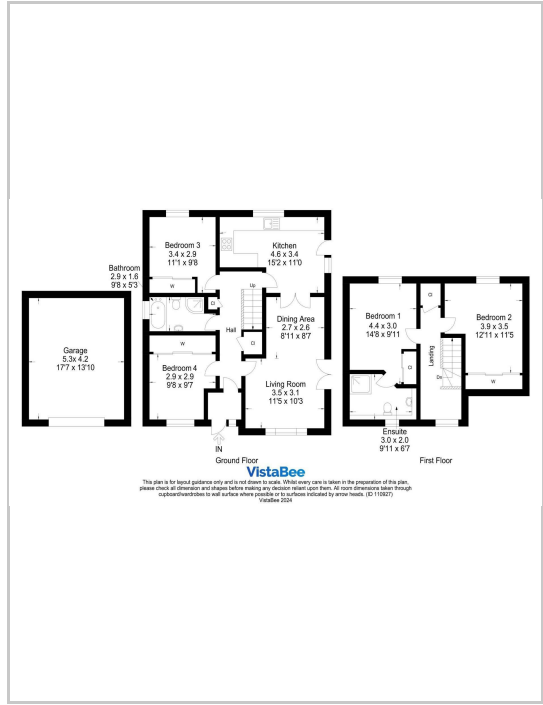
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Area Map



Floor Plans



Energy Efficiency Graph

