



21 West Main Street

Blackburn, EH47 7LU

Offers over £239,500



We are delighted to present to the market this extended detached cottage in Blackburn, offering a wonderful choice for buyers in search of single level living in a convenient location. Set directly on West Main Street close to the centre of the village, the property is handy for buyers looking to be close to a range of everyday amenities and transport links, with an access to the M8 around 2 miles from the doorstep at junction 4 and a train station found in nearby Bathgate. The scenic countryside surroundings include good walking routes linking to the neighbouring communities for those keen to stay fit and active.



Description

The property itself has been extensively upgraded by the present owner to blend traditional character with contemporary finishes, allowing the prospective new owner the ability to move in with ease. Offering almost 1000 sqft, the property features 2 double bedrooms that are perfect for those with children or looking for a spare room for guests to stay. The living room is a comfortable space to relax and unwind, complimented by a conservatory addition onto the rear that overlooks the pretty garden grounds. The spacious fitted kitchen is equipped with a range of storage cabinets and space for all the essential appliances. A remodeled bathroom offers a contemporary 4 piece suite, with large shower enclosure and bathtub perfect for those who like the best of both worlds. An additional WC off the kitchen provides everyday convenience for owners and guests alike. Gas central heating and double glazing provide additional practical comfort, with a new combi boiler installed in 2020. Externally the property enjoys a south facing rear garden, offering a peaceful outlook that allows maximum enjoyment of the sunny weather. A gated driveway to the side leads to the rear, where a detached garage offers additional parking space or handy use as a workshop for those with a trade. An insulated garden room sits at the rear, providing a multi-purpose space for guests, relaxation or those who are in need of a home office or run a business from.

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.

Living Room 15'11" x 11'11" (4.87m x 3.65m)

Kitchen 17'6" x 13'5" (5.35m x 4.09m)

Conservatory 11'1" x 8'8" (3.39m x 2.65m)

WC 4'8" x 3'7" (1.43m x 1.11m)

Bedroom 1 14'10" x 9'7" (4.54m x 2.94m)

Bedroom 2 10'5" x 9'0" (3.19m x 2.75m)

Bathroom 14'9" x 6'11" (4.51m x 2.11m)

Extras

All blinds, light fittings, floor coverings, kitchen appliances and sofa's in the summer house included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £240,000
Total Floor Area: 87m2 (940 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: D - £2115.84 per year
EPC: D

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.

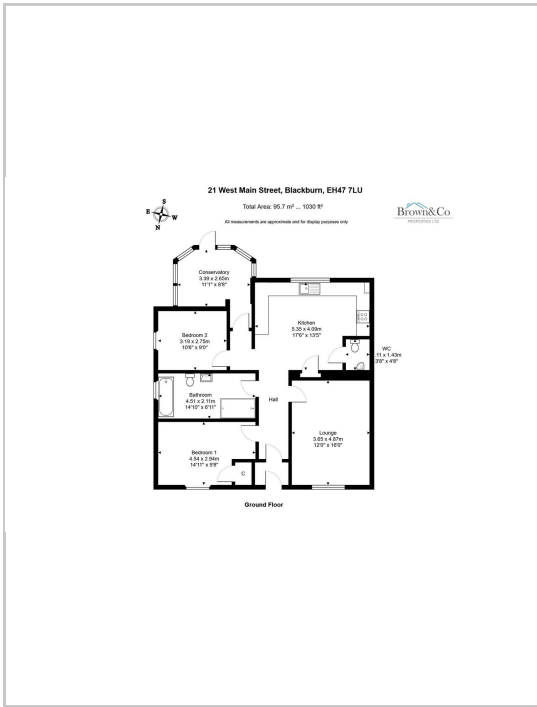
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Area Map



Floor Plans



Energy Efficiency Graph

