



41 Yule Terrace

Blackburn, EH47 7HP

Offers over £169,000



We welcome to the market this spacious 3 bedroom semi-detached property in Blackburn, posing a perfect choice for a first time buyer or growing young family. Set within a popular residential location that is close to schools and local amenities, Yule Terrace is an ideal base for buyers looking to establish a home in a convenient setting. Nearby access to the M8 motorway is perfect for commuting professionals, whilst neighbouring Bathgate offers a train station with regular link throughout the central belt. The property is a short walk from a choice of nearby primary schools, with St. Kentigerns Academy also easily accessible on foot from the doorstep. A further selection of shops, takeaways and a partnership centre housing the local GP practice and library are all available in easy reach of the property also.



Description

The property itself is a sizeable home offering over 1000 sqft of versatile accommodation. A generous hallway provides a welcoming entrance to the property, with living room featuring French doors that lead off to the rear garden. A multi-purpose dining room lies off the living area, perfect for hosting daily meals or providing a home study or additional bedroom if desired. The fitted kitchen is equipped with a handy selection of storage cabinets for everyday needs, with a fridge-freezer and oven included within the sale. On the upper level are the 3 bedrooms, all generously proportioned for a young family to enjoy. Fitted wardrobes can be found to bedrooms 1 and 3, with a set of freestanding wardrobes in bedroom 2 included in the sale if required. A family bathroom comprises a 3 piece suite with overhead mixer shower, whilst gas central heating and double glazing offer further practical comfort throughout, with the combi boiler installed in March 2024. Externally the proeprty benefits from a good sized corner plot, with garden grounds to the front, side and rear. A driveway offers ample off street parking opportunities, perfect for those with a couple of vehicles in the family. The enclosed rear garden enjoys a south-east aspect, allowing good enjoyment of the sunny weather throughout the day, with a decked terrace and lawn perfect for all the family to enjoy.

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 16'8" x 12'3" (5.10m x 3.74m)

Kitchen 10'9" x 8'8" (3.28m x 2.66m)

Dining Room 12'3" x 7'6" (3.74m x 2.30m)

Bedroom 1 13'6" x 10'4" (4.12m x 3.15m)

Bedroom 2 10'11" x 10'5" (3.34m x 3.20m)

Bedroom 3 11'9" x 8'7" (3.60m x 2.64m)

Bathroom 6'5" x 5'4" (1.96m x 1.64m)

Extras

All curtains, light fittings, dinning table with chairs, cooker, fridge and wardrobe in the spare room included in the price. Any other items by separate negotiation.

Key Info

Home Report Valuation: £170,000

Total Floor Area: 95m2 (1025 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

