



## 83 Rowan Drive

Blackburn, EH47 7PA

Offers over £270,000



We welcome to the market this rarely available detached bungalow in Blackburn, enjoying extensive garden grounds and outbuildings that are ready made for those looking to run a business from home, conveniently offered with no onward chain. Tucked on a private plot within Rowan Drive, the property is an ideal choice for buyers of a variety of ages who are seeking an opportunity to live on 1 level. A range of everyday shopping, local amenities and schooling for all ages can be found within the village, whilst the larger town of Bathgate is within 2 miles from the property. A train station can be found in Bathgate to offer regular commuting throughout the central belt whilst an access to the M8 motorway will further enhance travel in and around the region.



Description

The property itself offers well-proportioned accommodation that is ready for the new owner to move right in. A spacious living and dining room is perfect for everyday relaxing and family meals, with a modern fitted kitchen equipped with a range of sleek storage cabinets and appliances that will remain as a part of the sale. Three good sized bedrooms perfectly suit a family or those in need of a room for guests or a home study, with fitted wardrobes found to the larger rear room and shelving to the middle room. Additional storage potential can be found in the hallway for daily necessities, with the attic area partially floored. The family bathroom completes the accommodation and includes a 3 piece white suite with shower mounted about the bathtub. Gas central heating and double glazing throughout offer further practical comfort, with the boiler renewed in 2022. A gated entrance leads to a spacious tarmac driveway, offering wonderful off-street parking potential for those with a number of vehicles. A large detached garage extending to over 70m2 offers excellent potential as a workshop, with full electric install and cloakroom WC sure to appeal to those in a trade. The log cabin similarly offers home business potential having previously been successfully run as a salon, but serves as a multi purpose space for work or entertaining friends and family if desired.

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 / Dining Room 20'2" x 11'7" (6.16m x 3.55m)

Kitchen 10'6" x 9'4" (3.22m x 2.85m)

Bedroom 1 10'6" x 9'4" (3.22m x 2.87m)

Bedroom 2 10'2" x 7'1" (3.10m x 2.17m)

Bedroom 3 8'7" x 8'4" (2.62m x 2.55m)

Bathroom 6'1" x 5'5" (1.87m x 1.67m)

Extras

All blinds, light fittings, floor coverings, kitchen appliances and bar stored in garage included in the sale.

Key Info

Home Report Valuation: £275,000

Total Floor Area: 79m2 (850 ft2)

Parking: Driveway, Detached Garage

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

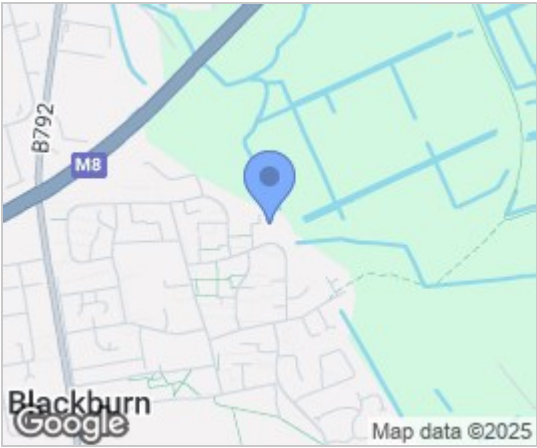
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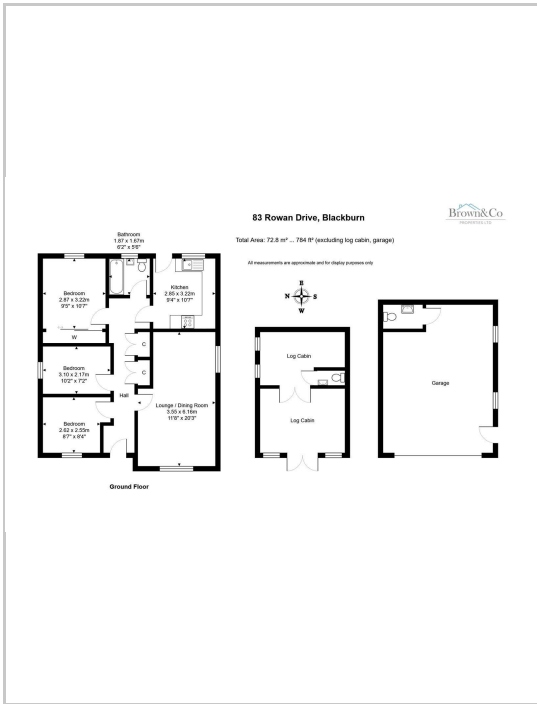
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Area Map



Floor Plans



Energy Efficiency Graph

