

2a EAST MAIN STREET, BLACKBURN, WEST LOTHIAN EH47 7QU



RARELY AVAILABLE- Sneddon Morrison Estate Agents are delighted to offer this well presented one bedroom upper maisonette, set within a central location, to the open market. The property benefits from spacious and comfortable bedrooms, contemporary kitchen and bathroom fittings and will appeal to a variety of buyers. Comprising:

- Entrance Vestibule/Hallway, Lounge/ Dining/ Kitchen, Double Bedroom, Bathroom, Mezzanine (2nd Floor) and Shared Garden to Rear



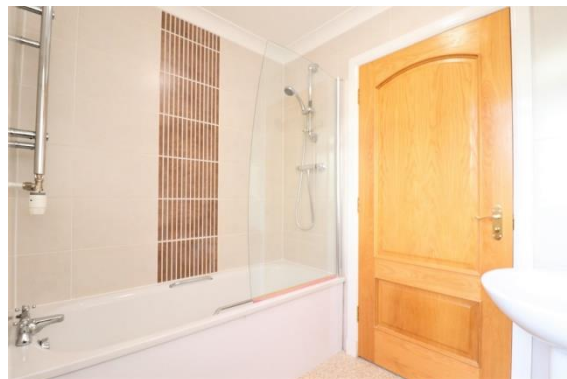
This one bedroom upper maisonette lies in a convenient location within a popular area of Blackburn and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter the hallway. The open plan lounge/ dining/ kitchen area has several windows and French doors within the kitchen, allowing volumes of natural light. The kitchen itself has ample base and wall-units with coordinated worktops, a composite sink with drainer and a full range of integrated appliances. From the kitchen, access can be gained to the mezzanine (2nd floor).

The spacious bedroom which is located on the 1st floor, is a bright and spacious room that benefits from two built-in wardrobes, which provide adequate hanging and shelving space.

The mezzanine, which could have multiple uses, is located on the 2nd floor and is a bright and airy space with a Velux window to the front and rear.

The bathroom is fully tiled and consists of a WC and wash hand basin set over a pedestal, a bath with mains shower over. There is cushioned vinyl to the floor and two heated towel radiators.



The property has a small shared garden to the rear which is laid with decorative stone chips.

The property is fully double-glazed and has gas central heating.

EXTRAS – No extras included.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

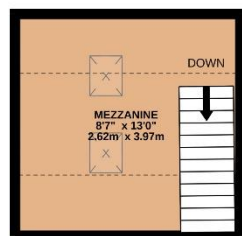
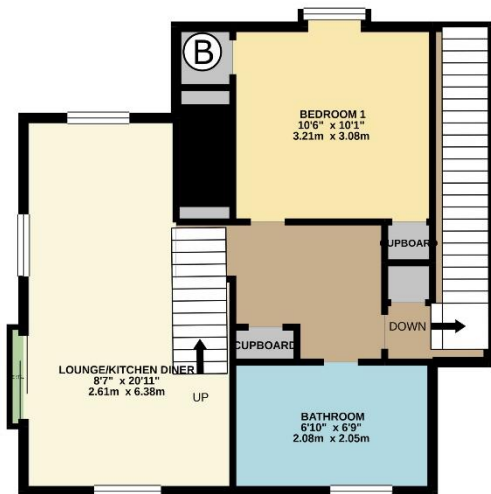
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



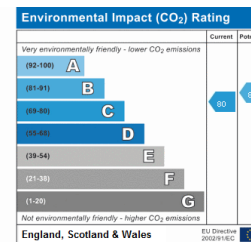
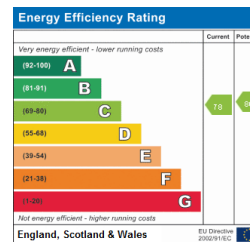
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
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Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106