



# 9 Riddochhill Crescent

Blackburn, Bathgate, EH47 7LE





## Property Summary

Well-appointed with opportunities for cosmetic upgrading, this one-bedroom first-floor flat forms part of an established residential area in Blackburn. The flat is ideal for first-time buyers, couples and rental investors alike. The home boasts a west-facing living and dining area with a fireplace, a galley-inspired kitchen with storage and a westerly aspect, a spacious double bedroom with a wardrobe and a bright, south-facing shower room. It is ideally situated for commuters with easy access to the M8 Motorway as well as regular transport links to Glasgow, Edinburgh and the surrounding towns.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale.

## Property Features

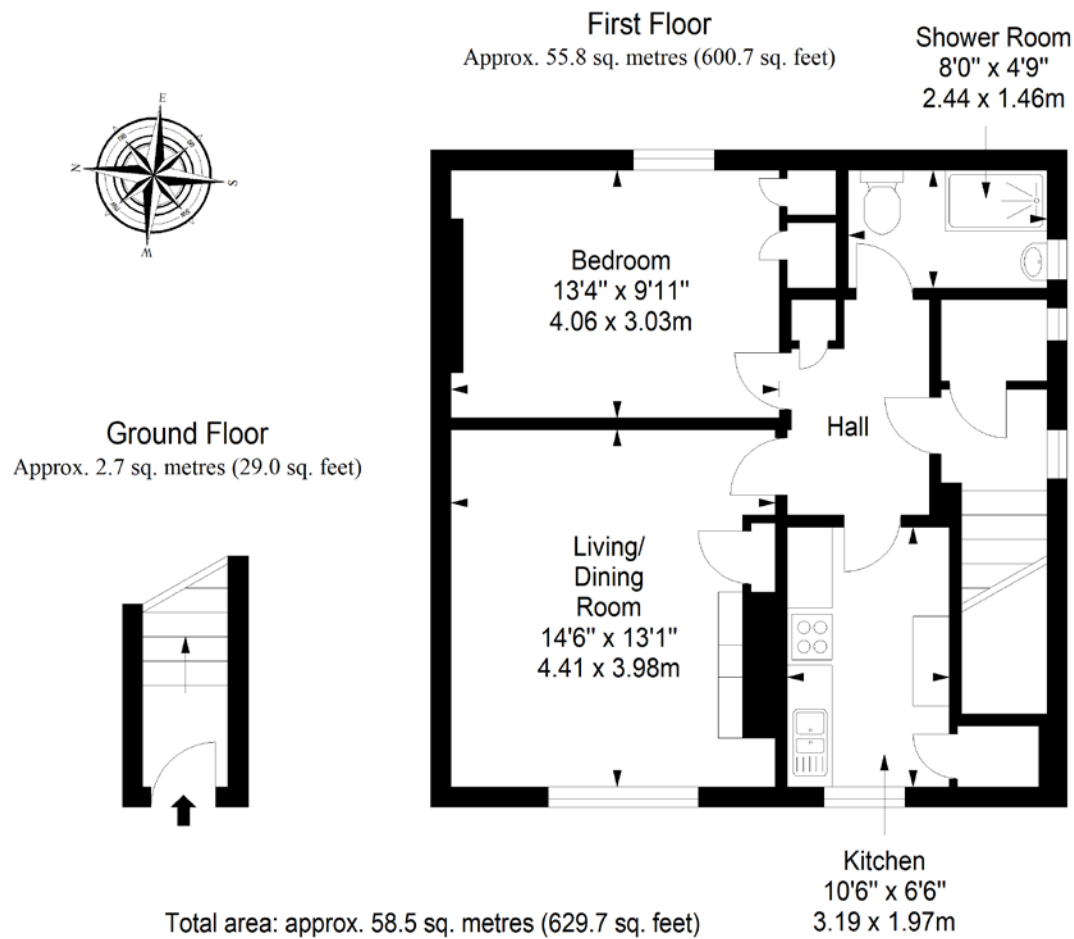
- Attractive First floor flat
- Established residential setting in Blackburn
- Opportunities for redecoration
- Lightly decorated throughout
- Entrance hall with storage
- West-facing living/dining room with a fireplace
- West-facing kitchen with storage
- Double bedroom with wardrobe
- South-facing shower room
- Private gardens to the side and rear
- Driveway to the side of the property
- GCH and double glazing
- EPC Rating - C







# Floorplan



## All Enquiries to our Property Department:

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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