



28 Harthill Road

Blackridge, Bathgate, West Lothian, EH48 3AL



Property Summary

This two-bedroom end-terrace bungalow in the village of Blackridge, within reach of Main Street and excellent local amenities, including a convenience store, a post office, green spaces and bus/rail links, is sure to appeal to a wealth of buyers. The property is complemented by a private driveway leading to a detached garage and generous garden grounds with the rear enjoying a southwesterly aspect and a drying area. The home features a spacious living room with a fireplace, a fitted kitchen leading to a triple aspect garden room, and two double bedrooms (one with a southwesterly aspect). Completing the accommodation is a modern shower room.

Extras: All fitted floor and window coverings, light fittings and washing machine are included in the sale.

Property Features

- End-of-terrace bungalow in Blackridge
- Sought-after village location
- Entrance vestibule and hall
- Generous living room with fireplace
- Sun-facing triple-aspect garden room with garden access
- Sunny fitted kitchen
- Two carpeted double bedrooms (one with a sunny aspect)
- Versatile floored attic with ladder access
- Modern shower room
- Well-kept front garden
- Enclosed rear garden with drying area
- Private driveway and garage parking
- Gas central heating and double glazing
- EPC Rating - D





Sun-facing triple-aspect
garden room with garden
access







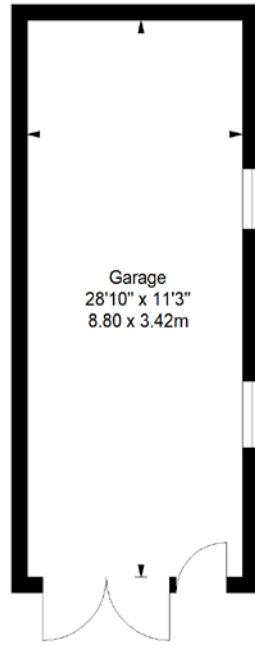
Versatile floored attic with
ladder access



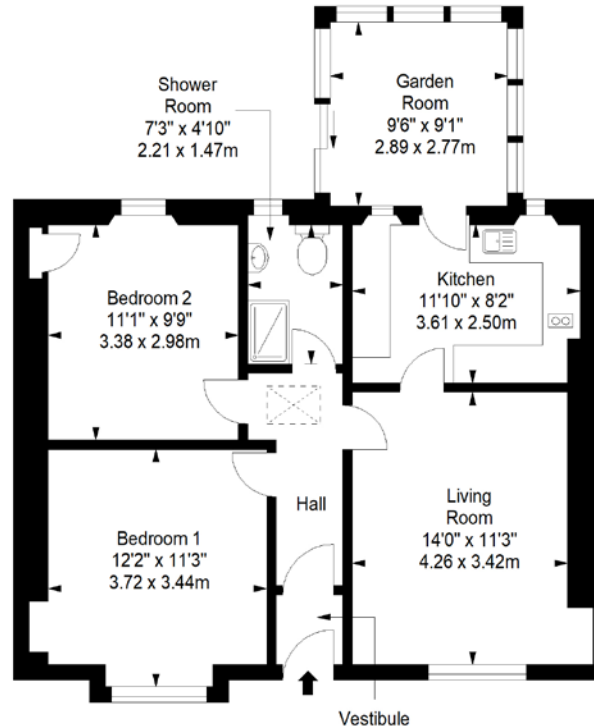


Floorplan

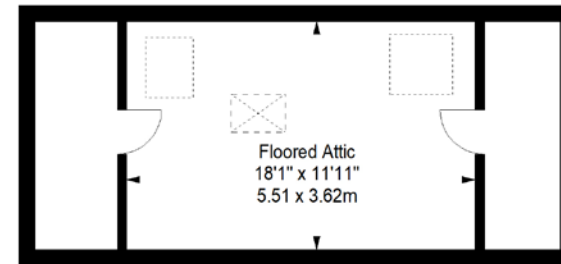
Garage
Approx. 30.1 sq. metres (324.0 sq. feet)



Ground Floor
Approx. 69.9 sq. metres (752.4 sq. feet)



Attic
Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

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