



# 13 Yule Terrace

Blackburn, Bathgate, EH47 7HJ





This three-bedroom semi-detached house in Blackburn is a bright and spacious residence with a convenient location, set within easy reach of all the town offers. Equidistant from Glasgow and Edinburgh, the home forms an ideal base for commuting professionals and a wide variety of buyers. The home benefits from large rooms that are light and airy, as well as generous private parking and well-maintained private gardens. The south-facing rear garden is a real highlight of the property, enjoying a wealth of space and plenty of scope for an extension such as a conservatory (subject to planning permission).

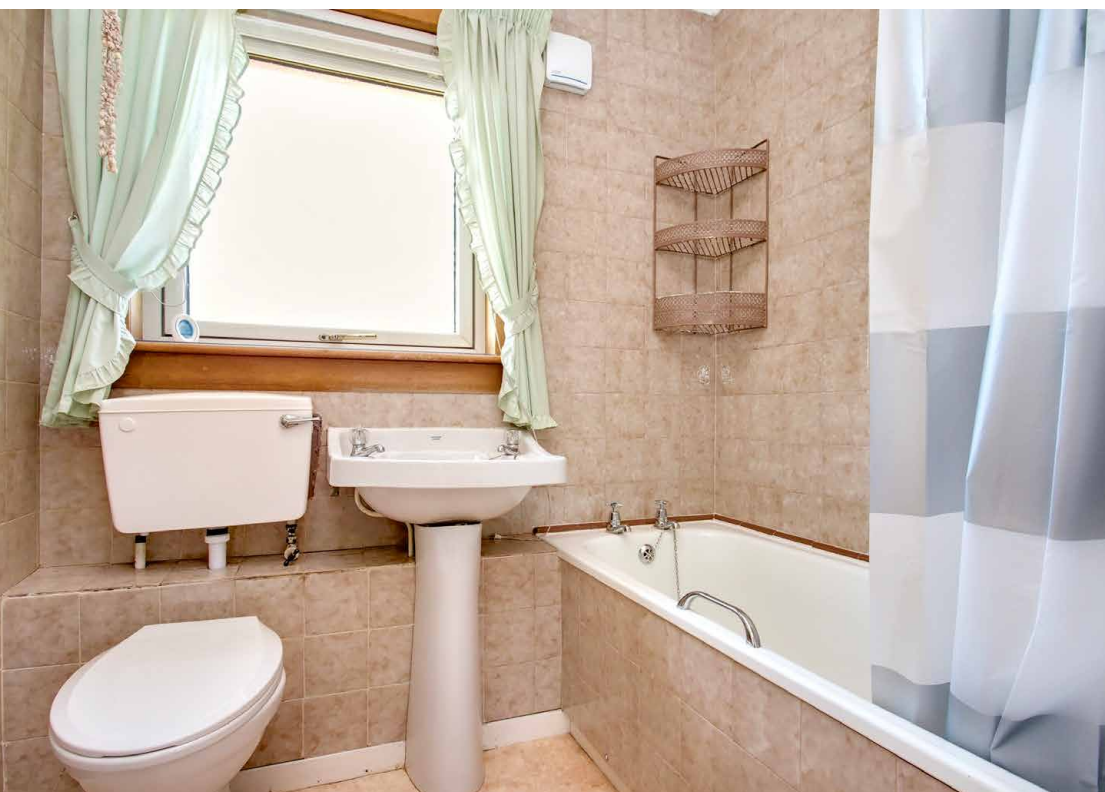
Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, and an undercounter washing machine to be included in the sale.



## Property Features

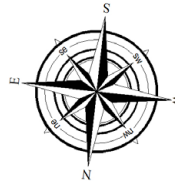
- A bright and spacious semi-detached house
- Situated in popular Blackburn
- Welcoming entrance hall
- Spacious, dual-aspect living/dining room
- Well-appointed kitchen
- Rear porch with garden access
- Three double bedrooms (two with wardrobes)
- Bright three-piece bathroom
- Low-maintenance front garden
- Substantial, south-facing rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C



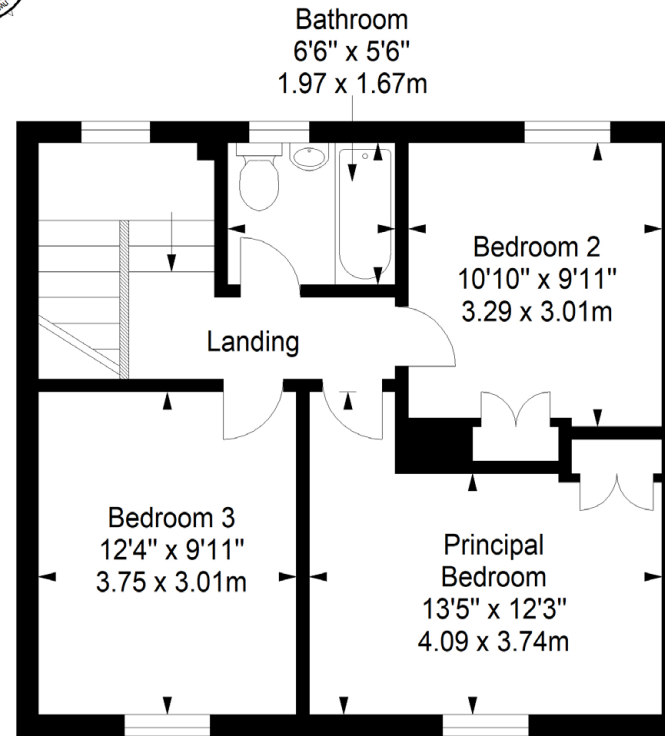
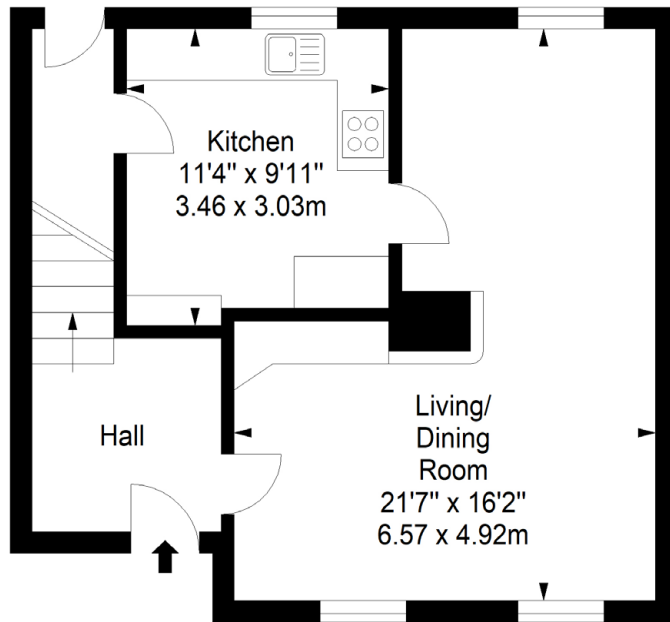


# Floorplan

Ground Floor  
Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor  
Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 94.5 sq. metres (1017.2 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