



# 6 Mill Road

Blackburn, Bathgate, EH47 7JZ





## Property Summary

This three-bedroom detached bungalow occupies a generous plot, which incorporates private parking for multiple vehicles and sunny wraparound gardens that are predominantly laid to lawn. The home also benefits from a large living area, a spacious kitchen, and a three-piece wet room. Plus, it has excellent storage to help keep the interiors neat and tidy. Set on the outskirts of Blackburn, the home is within easy reach of the surrounding countryside whilst remaining close to local amenities, schools, and transport links. It also offers a near equidistant commute to Glasgow and Edinburgh, which can be reached in around 35 to 45 minutes by car (respectively).

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

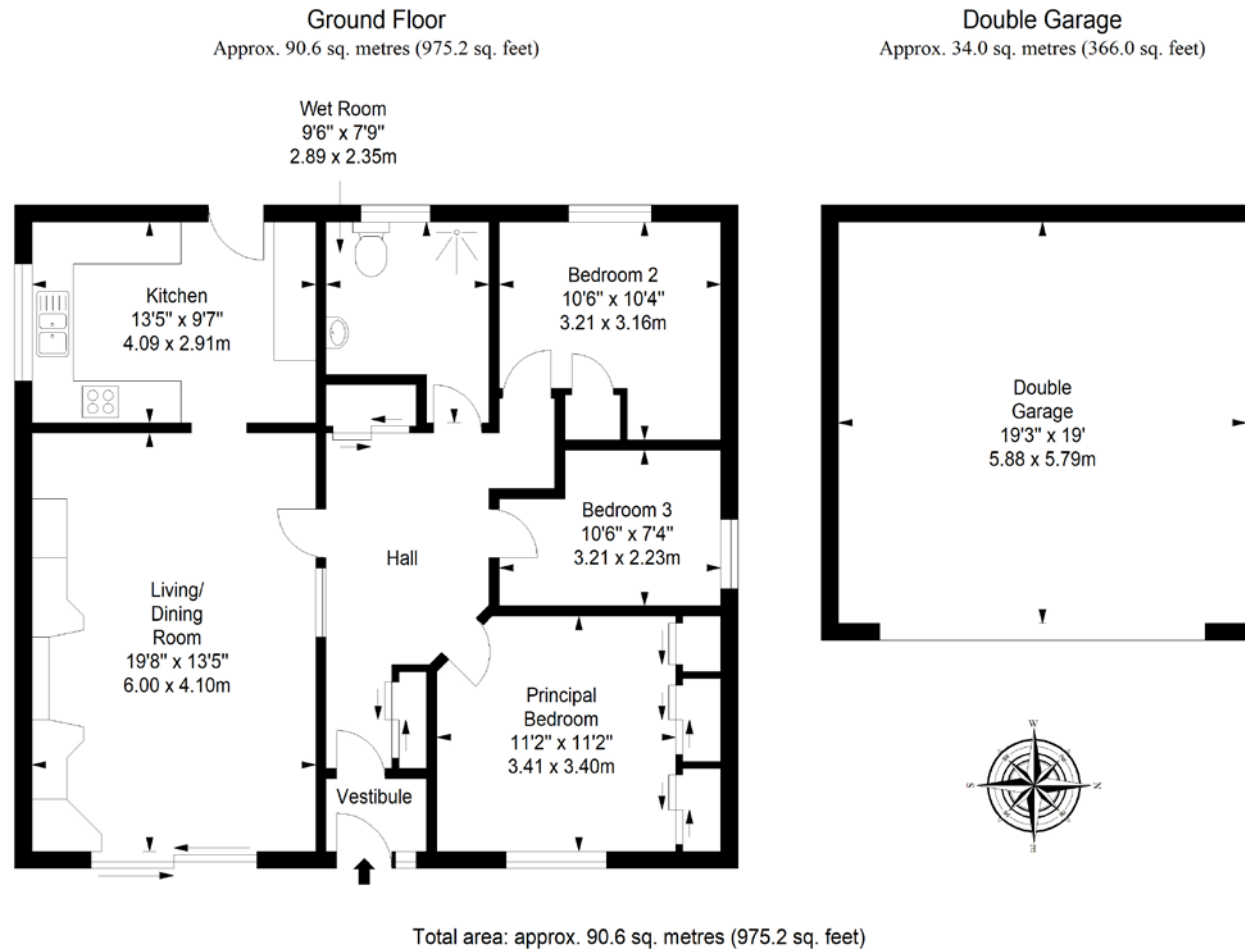
## Property Features

- Detached bungalow with a generous plot
- Set on the rural fringes of Blackburn town
- Vestibule and hall with generous storage
- Large living/dining room with patio doors
- Well-appointed kitchen with garden access
- Two double bedrooms with storage
- Versatile third bedroom/home office
- Bright and spacious wet room
- Mature wraparound gardens
- Multi-car driveway and double garage
- Gas central heating 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