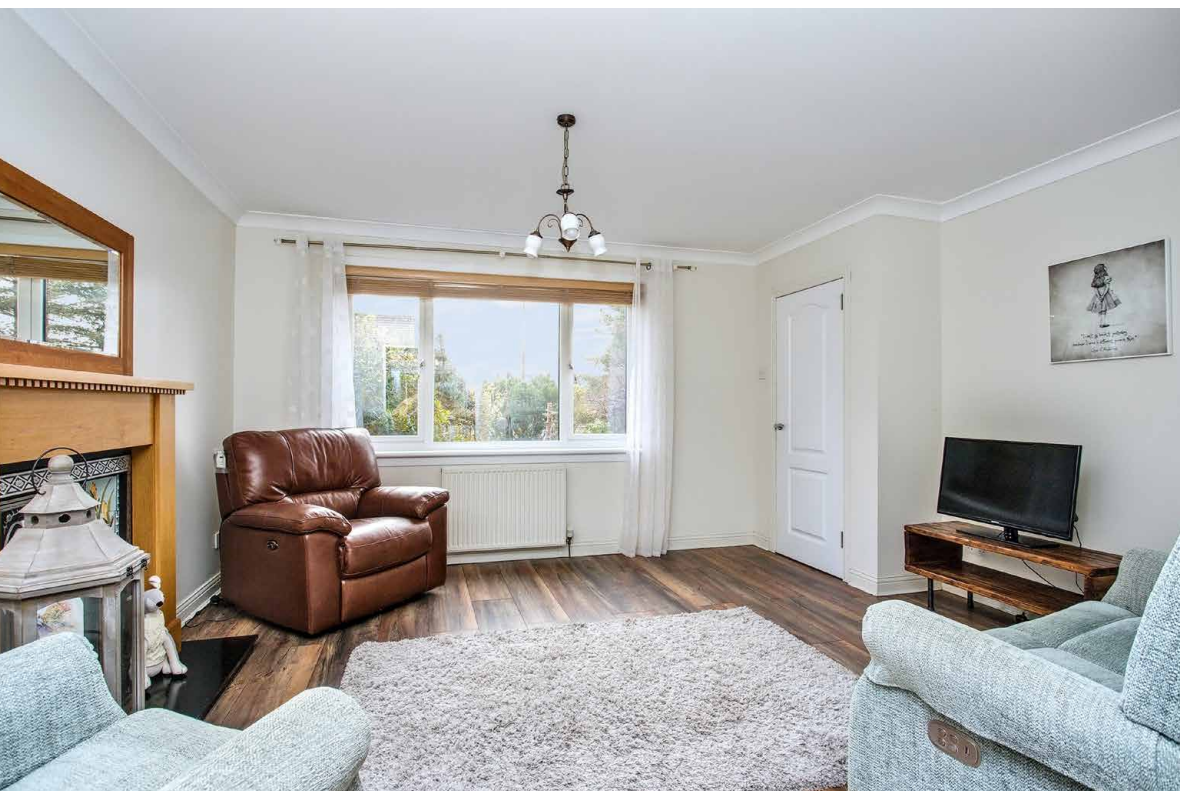




1 Quoiters Court

Blackburn, Bathgate, West Lothian, EH47 7PP



Property Summary

This spacious four bedroom family home is part of a peaceful modern development in the popular West Lothian village of Blackburn, located close to the M8 for convenient commuting. The interiors feature two double bedrooms with storage, two single bedrooms (offering home study potential), a south-facing living room with decorative fireplace and storage, a dining kitchen with French doors to the rear garden and a bathroom with shower-over-bath. Outside, the plot includes generous fenced gardens on three sides and a private driveway for off-street parking.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Well-connected village with local amenities
- Attached house in a modern development
- Bright entrance hall
- South-facing living room connected to:
- Contemporary dining kitchen with garden access
- Principal bedroom with storage
- Three other bedrooms (one with storage)
- Bathroom with shower-over-bath
- Enclosed gardens to three sides
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C





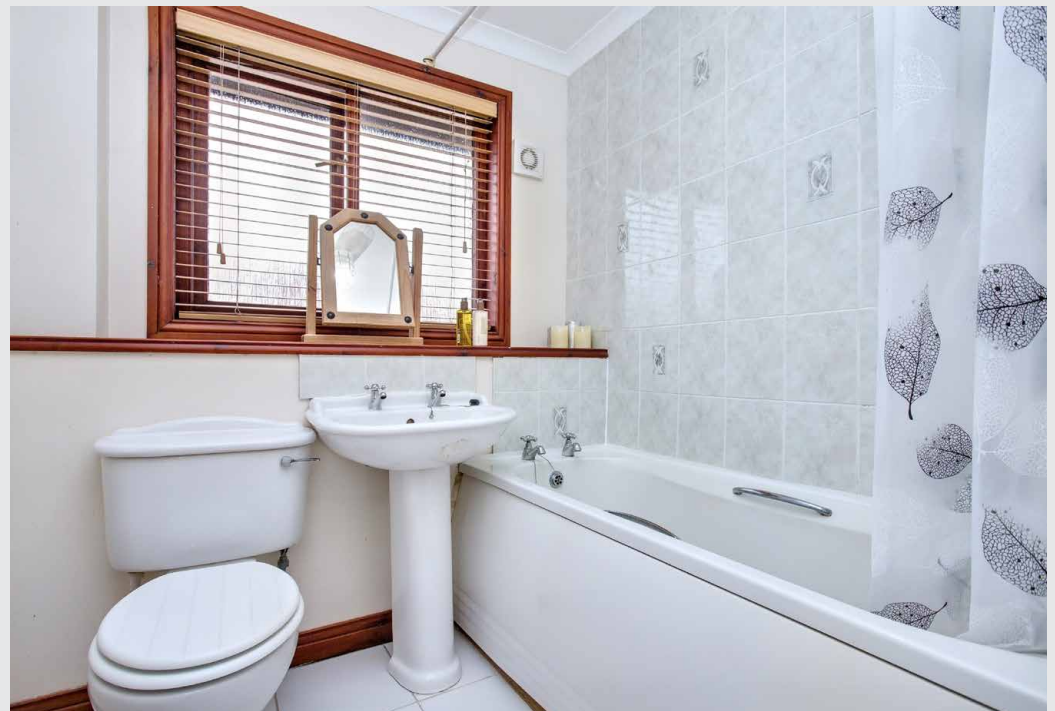
“A dining kitchen with French doors to the rear garden.”





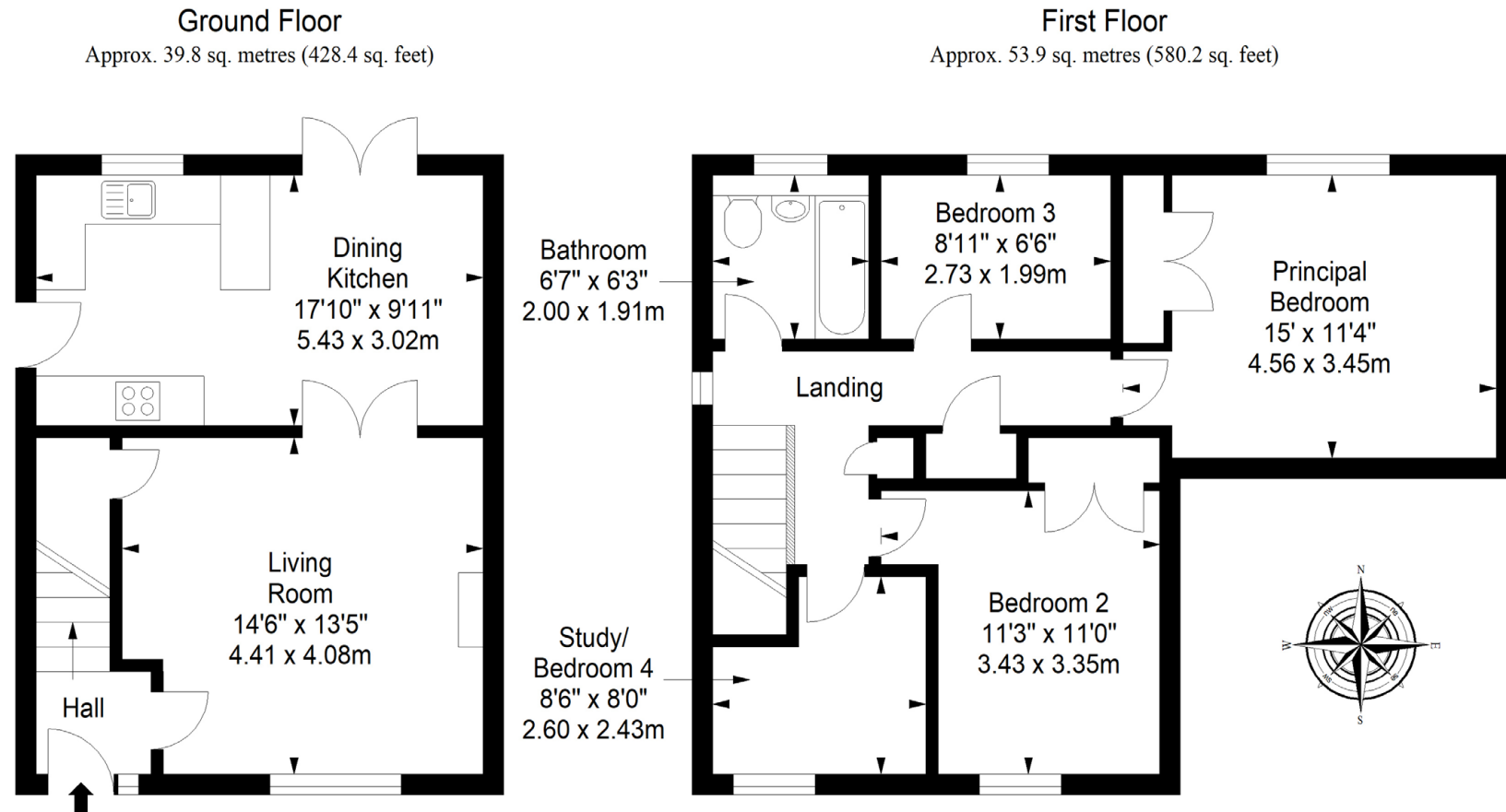


“Two single bedrooms offering home study potential.”





Floorplan



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

All Enquiries to our Property Department:

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14 East Main Street, Whitburn, West Lothian EH47 0RB

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