



DESCRIPTION

This lovely bungalow is a perfect family home, featuring four spacious bedrooms and a versatile extension that is currently being used as a nursery. The property boasts plenty of natural light throughout, creating a warm and welcoming ambiance. The bedrooms are all generously sized, providing ample space for relaxation and rest. The extension provides additional living space, which can be used as a playroom, home office, or gym. The property benefits from a large garden, perfect for enjoying the outdoors with family and friends. Located in a peaceful residential area, this bungalow offers the perfect blend of space, comfort, and convenience.

The property comprises of :

- Entrance hallway with storage
- Bright and spacious lounge
- Dining room
- Modern fitted kitchen with utility room
- Sunroom
- Shower room
- Primary bedroom with en-suite
- Two further bedroom's with fitted wardrobes

Extension which could be self contained currently used as a nursery comprising of:

- Stylish family bathroom
- Modern Kitchen
- Bedroom with fitted wardrobes and ample storage
- Private rear garden
- Driveway for multiple cars

Viewings by appointment with Gibson Estate Agents 01506 414568



LOCATION

Blackburn is very well placed for the commuter with easy access to the M8. Local buses link up the surrounding towns and villages whilst the railway station, in nearby Bathgate, provides a regular service into Edinburgh and Glasgow. There are a number of local shops catering for everyday needs and nursery, primary and secondary schools are all close by. Bathgate provides additional shopping, including a swimming pool, sports centre, and golf courses. Further shopping and recreational facilities are available in nearby Livingston where The Centre, The Elements and Livingston Designer Outlet have many high street stores along with restaurants, a health club, and a multi-screen cinema.

