



DESCRIPTION

Situated on the outskirts of Blackburn, this one of a kind 3-bedroom detached stone built home seamlessly combines character with adaptable living spaces. The property boasts a sunken lounge featuring a warm log burner, perfect for cozy evenings. A spacious dining room extends into a sunroom that overlooks the easily maintained garden. Each bedroom ensures comfort and peace, while the welcoming outdoor space has plenty of spots to soak up the sun throughout the day. This home is ideal for a variety of families, offering convenient access to local amenities and transport links.

The Property comprises of:

- Entrance hallway
- Sunken lounge with feature log fire
- Ground floor WC
- Spacious dining room leading to sunroom
- fully fitted dining/kitchen with separate utility room
- Study/Bedroom 3 with fitted wardrobes
- Primary bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes
- Family shower room
- Private wrap around garden
- Monoblock driveway
- Garage
- Electric car charger
- Solar panels

Viewing by appointment with Gibson Estate Agents



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.

