





# DESCRIPTION

Nestled in a prime corner plot within Rattray gardens, this delightful 3 bedroom detached bungalow offers a harmonious blend of comfort and convenience. Impeccably presented, the property boasts a spacious double garage and a versatile workshop, perfect for hobbies or extra storage. Additionally, a separate 1 bedroom annex is thoughtfully equipped with its own kitchen and bathroom, providing ideal accommodation for guests or extended family. With its well-maintained interiors and ample amenities, this home promises a warm and inviting lifestyle for its fortunate new owners.

The property Comprises of:  
Internal

- Welcoming entrance
- Primary Bedroom with en-suite, fitted wardrobes and doors to private patio area.
- Second front facing bedroom with storage space
- Cozy front facing lounge with feature log burner
- Spacious dining room with doors to garden
- Fully fitted breakfast kitchen with porch entry
- Bedroom 3 with fitted wardrobes
- Family bathroom with jacuzzi bath and shower
- Sunroom currently used as home gym

External

- Double Garage
- Versatile workshop space
- Log store
- Wrap around garden with various entries to property
- Driveway for multiple cars

Separate Annex

- Modern and spacious living/kitchen
- Private shower room
- Double bedroom with fitted wardrobes
- private outdoor seating area
- Private driveway

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.

