



1 Happy Valley Road
Blackburn, EH47 7RB

DESCRIPTION

Set in a peaceful residential location, this well-presented three-bedroom detached bungalow offers spacious single-level living complemented by beautifully landscaped gardens. Inside, the property features a bright and welcoming lounge, a modern fitted kitchen with ample storage, three well-proportioned bedrooms, and a contemporary shower room. Externally, the property is a true highlight. The fully landscaped garden has been thoughtfully designed to provide both beauty and practicality. It includes a generous decking area, a tranquil pond, mature planting, and a charming seating area, perfect for entertaining or enjoying quiet moments outdoors. A private driveway and garage complete the property.

- Bright and Spacious Lounge/Dining Area with Generous Front Facing Window
- Feature Log Burner
- Modern Family Bathroom With Extended Walk In SHower
- Three Double Bedrooms
- Fantastic Kitchen With Ample Workout Space & Integrated Appliances
- Beautiful Landscaped Gardens
- Generous Driveway With Single Garage

Viewings by appointment only.



Location

Blackburn is a residential town in West Lothian, Scotland, conveniently located near Edinburgh and Livingston, with easy access to the M8 motorway for commuting to Edinburgh and Glasgow. The town offers a range of local amenities, including shops, a post office, a pharmacy, and a library. Families benefit from nearby schools such as Murrayfield School and St Kentigern's Academy. Residents can also enjoy recreational facilities like Blackburn Community Park and the Blackburn Community Centre, which provide sports areas, and fitness options.

