



24 Yule Terrace

Blackburn EH47 7HN

Offers Over £119,000

Caesar & Howie

Solicitors & Estate Agents



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Spacious and popular style terraced villa, in small cul-de-sac setting, offers ideal family home with excellent further potential for modernisation and some upgrading which will be required. The property is attractively priced, enjoys a modern open plan layout on the ground floor, good size bedrooms and sizable enclosed gardens. Open outlook to front. The location has easy access to local primary and secondary schools, shops, amenities and public transport. Nearby Bathgate provides rail services, major supermarkets and a host of facilities and amenities. Swift access to M8 motorway for commuting. Early/flexible entry available. Chain free.

- **Entrance vestibule & hallway**
- **Spacious/bright lounge**
- **Open plan kitchen/dining room**
- **Rear vestibule/storage**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Gardens**
- **Non allocated street parking**
- **Council Tax Band A**

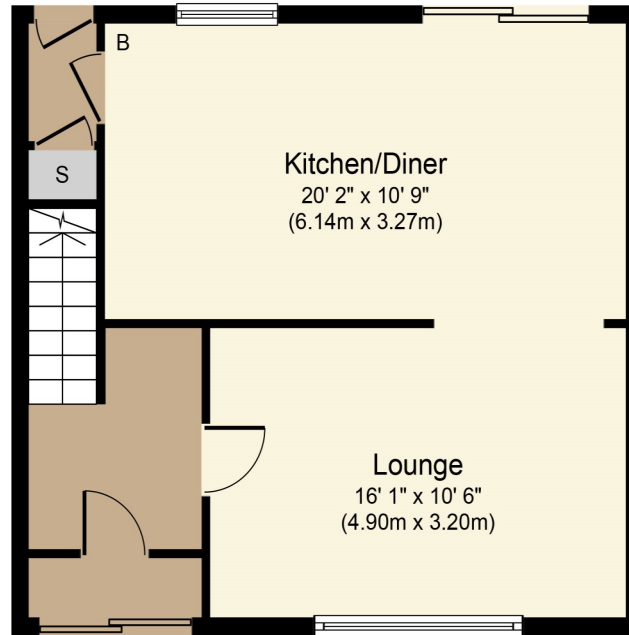


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

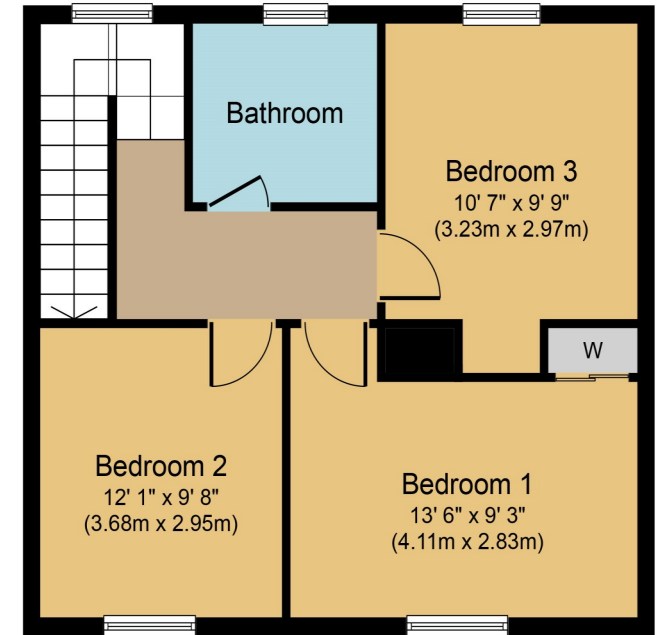


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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