



4 Home Farm Steadings

Blackridge

Offers Over **£330,000**



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Built in 2020, this remarkable self-build home is a true masterpiece, meticulously designed to offer exceptional living spaces, unparalleled energy efficiency, and cost-saving benefits. Boasting four generous double bedrooms, an expansive rear garden, and a light-filled, contemporary interior, this property is a rare opportunity to own a home of outstanding quality. Designed with sustainability in mind, the home features timed underfloor heating, individual room-controlled temperatures, and a heat recovery ventilation system—ensuring maximum comfort and efficiency. Upon entering, you are welcomed by a grand open hallway, setting the tone for the exquisite home that lies beyond. Neutral décor and ample space for freestanding furniture create an inviting atmosphere, while the striking oak-style staircase adds a touch of elegance and character. The kitchen is the heart of the home—a chef's dream with an open-plan layout, a stunning central island, and sleek white cabinetry contrasting beautifully with dark worktops. Integrated appliances, including an oven, hob, microwave, and fridge/freezer, provide seamless convenience, while an adjoining utility room ensures a clutter-free space. Adjacent to the kitchen, the spacious dining area comfortably accommodates up to eight guests, making it perfect for family meals, romantic dinners, or entertaining. Its neutral décor and generous proportions allow for endless possibilities in stylish hosting. The lounge is another standout feature—a haven of light and relaxation. French doors and expansive windows flood the room with natural light while offering stunning views of the beautifully landscaped rear garden.



The ground-floor main bedroom is a serene retreat, offering ample space for a king-sized bed, freestanding furniture, and a dressing table. Built-in storage ensures a neat and organized space, while a luxurious three-piece en-suite, featuring a spacious walk-in shower and sleek, low-maintenance finishes, adds to its appeal. Upstairs, a vast landing area serves as a relaxation space with seating, offering breathtaking views. This versatile area holds immense potential for additional storage or creative design. Three further double bedrooms await on the upper floor. The second bedroom is expansive, accommodating a double bed and freestanding furniture while maintaining an airy feel. It also benefits from a contemporary en-suite with a walk-in shower and stylish neutral décor. The third bedroom enjoys an abundance of natural light, thanks to skylights that enhance the sense of space. The fourth bedroom, currently used as a crafts/home office space, is incredibly versatile—ideal as a dedicated workspace, dressing area, or additional bedroom. The rear garden is breathtaking in size, featuring a vast lawn that stretches beyond the eye can see. A combination of stone decking and lush greenery creates the perfect outdoor sanctuary—ideal for hosting gatherings, summer barbecues, or simply enjoying the sunshine. A garden shed provides extra storage, ensuring the space remains immaculate.

Situated in a sought-after location, this home offers excellent transport links to both Glasgow and Edinburgh. Blackridge train station is less than a five-minute drive away, ensuring quick and convenient access to surrounding areas. For families, Blackridge Primary School is just a two-minute drive or a ten-minute walk, making school runs effortless. Local amenities and convenience stores are within walking distance, while Heartlands Terrace, a hub of high-street restaurants, is just a ten-minute drive away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





Approximate Gross Internal Area (Including Garage) = 193.5 sq m / 2083 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1170692 / Ref:90039)



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