



7d, Neilson Court, Blackburn

Offers Over £95,000



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Blackburn

Welcome to 7D Neilson Court, Blackburn – an upper two-bedroom flat offering generous living space, modern finishes, and a warm, inviting atmosphere throughout. This home is perfect for an array of buyers, such as first-time buyers, investors, or those seeking a comfortable and conveniently located property.

As you enter the home and head upstairs, you're welcomed by a cosy and well-presented hallway, setting the tone for the rest of the property. The staircase and upper hall are carpeted, while brick-effect wallpaper adds a stylish finish. Thoughtfully arranged storage and shelving make this space practical, as well as inviting, and create a smooth introduction to the home.

At the heart of the property is the lounge, a bright and spacious room enhanced by a large window that floods the area with natural light. Finished in modern grey tones, this space offers a neutral, versatile backdrop for buyers to add their own personality and style. There is also ample space for dining, making it perfect for both relaxed evenings and entertaining guests.

The lounge connects directly to the kitchen, which has been designed to maximise space and functionality. With white cabinetry, complimented by light grey splashback tiling, the kitchen maintains a fresh, modern feel. It's fitted with an integrated induction hob and oven, with plenty of worktop and appliance space, making it as practical as it is stylish.

The modern bathroom boasts a stylish four-piece suite, complete with a bathtub and a separate standalone shower. The room is enhanced by glossy wooden plank-style ceiling panels, adding a touch of character, while classic white square tiles contribute to a bright, timeless look.



Bedroom One is generously sized and currently hosts a double bed, although could also comfortably accommodate a king-size bed, as well as additional storage. The room is beautifully presented, with fitted shelving which is currently posed as a dressing table, and double windows that allow for abundant natural light. The owners have created a space that is both personalised and versatile, offering flexible living.

Bedroom Two is currently utilised as a child's room, though its adaptable layout also allows for it to easily accommodate a double bed with space still remaining for ample storage. Facing the rear of the property, this room enjoys a quiet, private outlook with views of mature trees, making it peaceful and ideal for children or guests.

This property benefits from a private driveway, along with visitor parking for additional cars, offering excellent parking solutions for both residents and guests.

Local amenities are within easy reach – Blackburn Primary School is just a short walk away, making this an ideal home for growing families. Ashgrove Group Practice and Blackburn Pharmacy are close by, along with local shops including Scotmid Co-op, David Stein Butchers, and Ferdi's Turkish Barber for daily needs.

For outdoor lovers and pet owners, Seafield Law is a short drive away, offering beautiful trails, wildlife, and scenic views. Wester Inch woodland walks and reservoir are also nearby, perfect for weekend adventures and peaceful strolls.

Bathgate Train Station is just a short drive, providing excellent transport links to Edinburgh and Glasgow. The station is also easily accessible via bus from Blackburn's main high street. Nearby, you'll find Tesco Superstore and Morrisons, ensuring all essentials and more are within easy reach.

With its spacious rooms, stylish presentation, excellent location, and practical parking options, 7D Neilson Court is a property that offers comfort, convenience, and charm in equal measure.





Approximate Gross Internal Area = 58.0 sq m / 624 sq ft

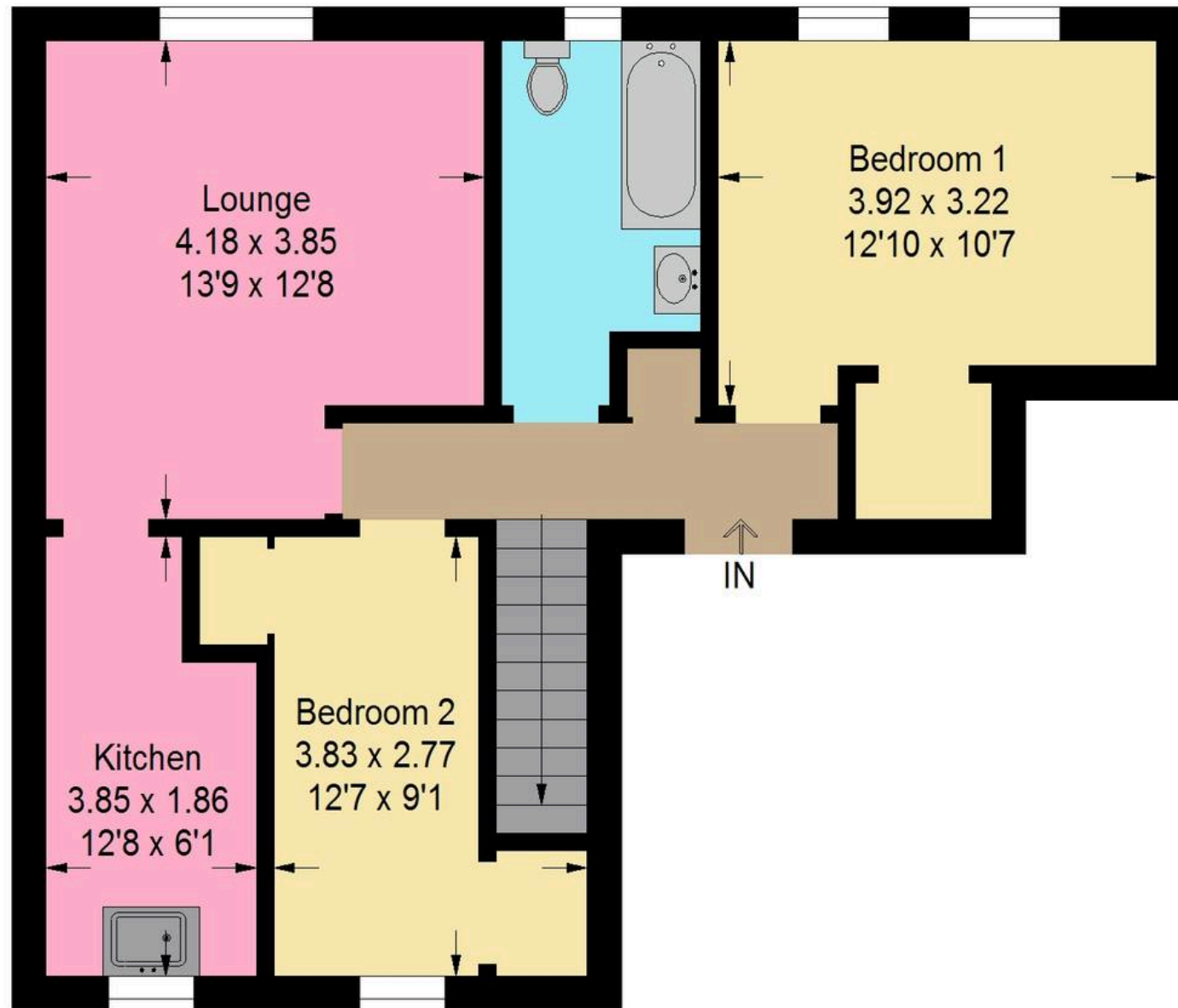


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