



8 Northrigg View, Blackridge

Offers Over £250,000





## 8 Northrigg View

### Blackridge

Welcome to 8 Northrigg View, Blackridge.

Positioned within a peaceful cul-de-sac in the popular village of Blackridge, this beautifully presented two-bedroom detached bungalow offers stylish, single-level living and is ideal for a wide range of buyers—including downsizers seeking comfort and convenience, first-time buyers looking for a move-in-ready home.

Boasting a bright and contemporary interior, the property welcomes you with a spacious hallway that leads into a generous lounge, flooded with natural light from the large patio doors that open directly onto the rear garden—perfect for indoor-outdoor living during the warmer months.

The heart of the home is the impressive open-plan kitchen and dining area, featuring sleek light grey handleless cabinetry, integrated appliances, and ample space for dining and entertaining. This stylish, modern space is perfect for cooking, socialising, or enjoying a quiet morning coffee.

The two double bedrooms are both generously sized, with bedroom one benefitting from fitted wardrobes, providing excellent built-in storage. A well-appointed family bathroom serves the home, complete with a modern suite including a standalone shower and a bathtub, catering to all preferences.



Externally, the property offers a substantial driveway providing ample off-street parking, as well as a private rear garden, ideal for those who enjoy outdoor space without the high maintenance.

Move-in ready, this home has been tastefully upgraded and maintained, allowing buyers to settle in without the need for immediate work.

Located in a peaceful yet well-connected area of Blackridge, this property is just a short stroll from Blackridge Primary School, with Armadale Academy and Whitburn Academy a short drive away—ideal for families. Local amenities such as Blackridge Pharmacy, Post Office, and Usave are all within walking distance, while Barbauchlaw Medical Practice is just a short drive for healthcare needs. Blackridge Train Station is also nearby, offering excellent transport links to Edinburgh and Glasgow, making commuting simple and efficient.

For outdoor lovers, Blawhorn Moss National Nature Reserve is a short drive away, offering scenic walks, open landscapes, and peaceful escapes into nature. Additionally, Bathgate, Whitburn, and Livingston provide a wide range of retail shops, restaurants, cafés, and leisure options, ensuring everything you need is within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

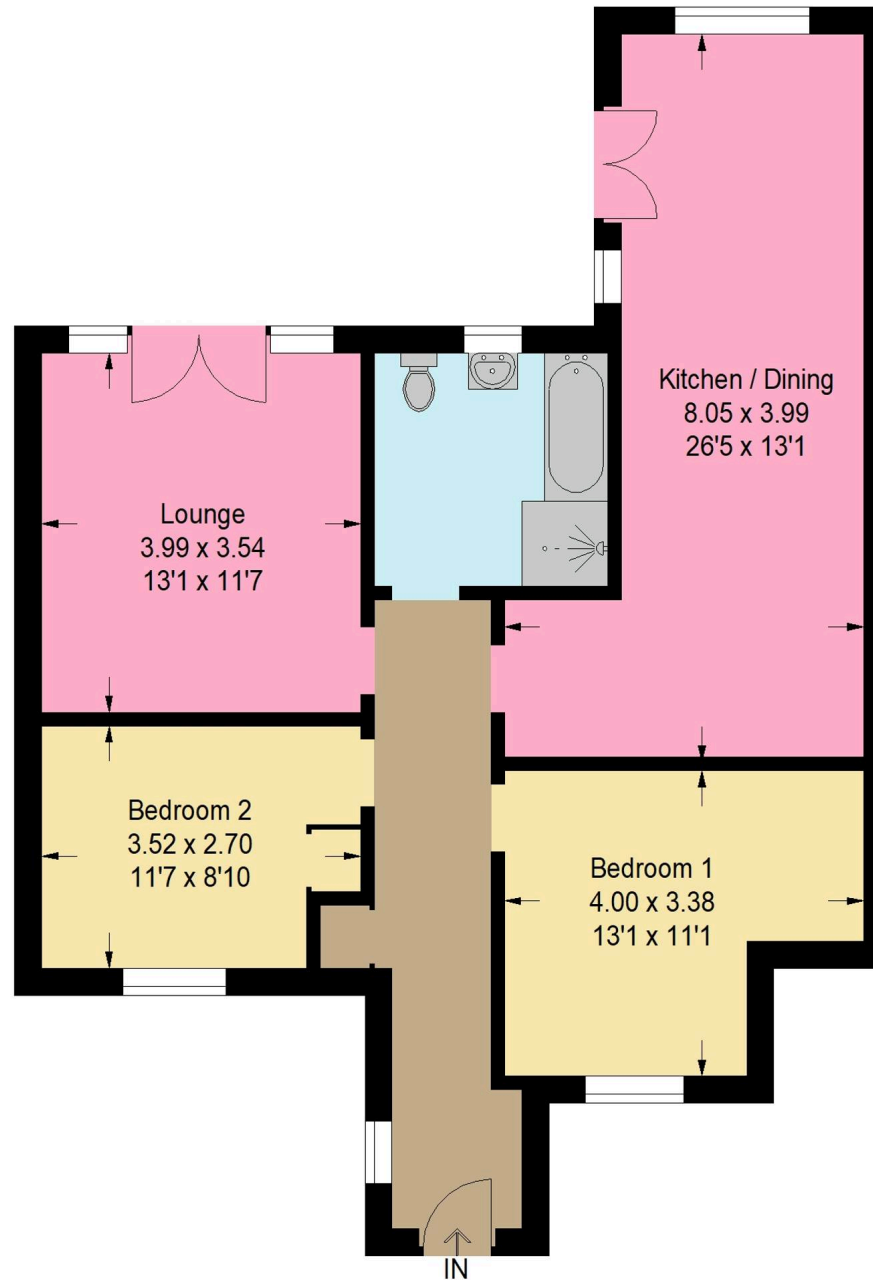


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