



1 Blackhill View, Breich

Fixed Price £340,000

1 Blackhill View

Breich

Number 1 Blackhill View is part of the up-and-coming *Tod Gardens* development, an exciting collection of homes designed to combine modern style, efficiency and quality in a growing community. This property is presented with an excellent specification throughout, offering buyers the opportunity to move straight into a home that balances comfort with practicality.

The ground floor of each property is designed with modern lifestyles in mind. At the front is a bright lounge, while to the rear a spacious open-plan kitchen and dining area opens out through bi-fold doors onto the rear garden. This creates a fantastic space for entertaining and everyday family life. The ground floor also includes a convenient WC and a utility area with space for a freestanding washer/dryer.

Upstairs, the principal bedroom is an inviting retreat, complete with fitted wardrobes as standard and an en-suite shower room with a rainfall shower. One of its standout features is the elegant Juliet balcony, which floods the room with natural light and creates a wonderful sense of space, while offering views over the front of the property.



The remaining three bedrooms are all generously proportioned, each large enough to comfortably accommodate a double bed and all boast fitted wardrobes.

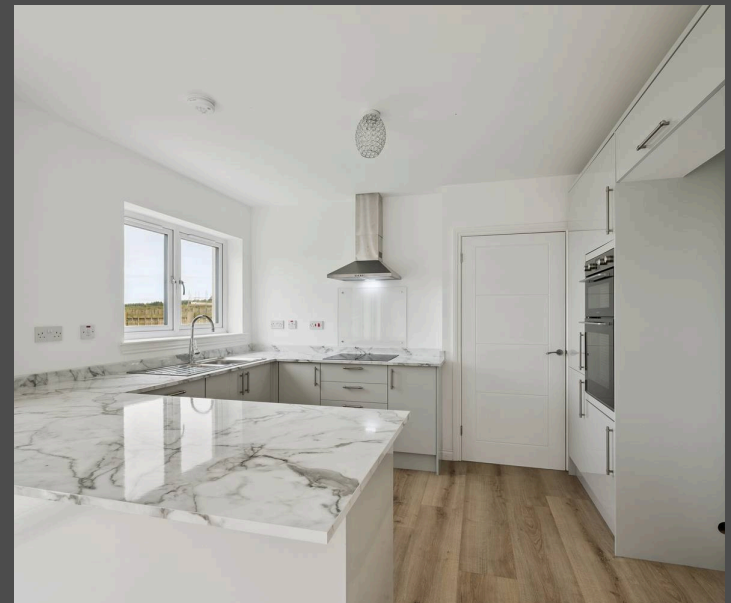
Upstairs is served by a contemporary family bathroom featuring a shower over the bath.

This home has been finished with high-quality details such as porcelain tiles, spotlights to both the kitchen and bathrooms, energy-efficient heating with an air source heat pump and a turfed front and rear garden.

This home also benefits from 5kW solar panels, strengthening its eco credentials.

Set within an up-and-coming development, the property also enjoys an excellent location. Breich Train Station is just a short walk away, offering easy connections for commuters. Tesco Bathgate and other larger supermarkets are only a short drive from the property, while an array of takeaways, convenience stores and welcoming pubs can be found along West Calder's Main Street. West Calder Medical Practice is less than a 10-minute drive away, making day-to-day living both practical and convenient.

Blending generous living spaces, modern finishes and a prime location, Number 1 Blackhill View is a home that truly delivers on style, comfort and convenience - the perfect choice for families looking to put down roots in West Lothian.



- Elegant Juliet Balcony Off The Principal Bedroom
- Bi-fold Doors Out to The Garden
- En-Suite With Rainfall Shower
- Four Double Bedrooms
- Utility Room & Downstairs WC
- Breich Train Station a Short Walk Away

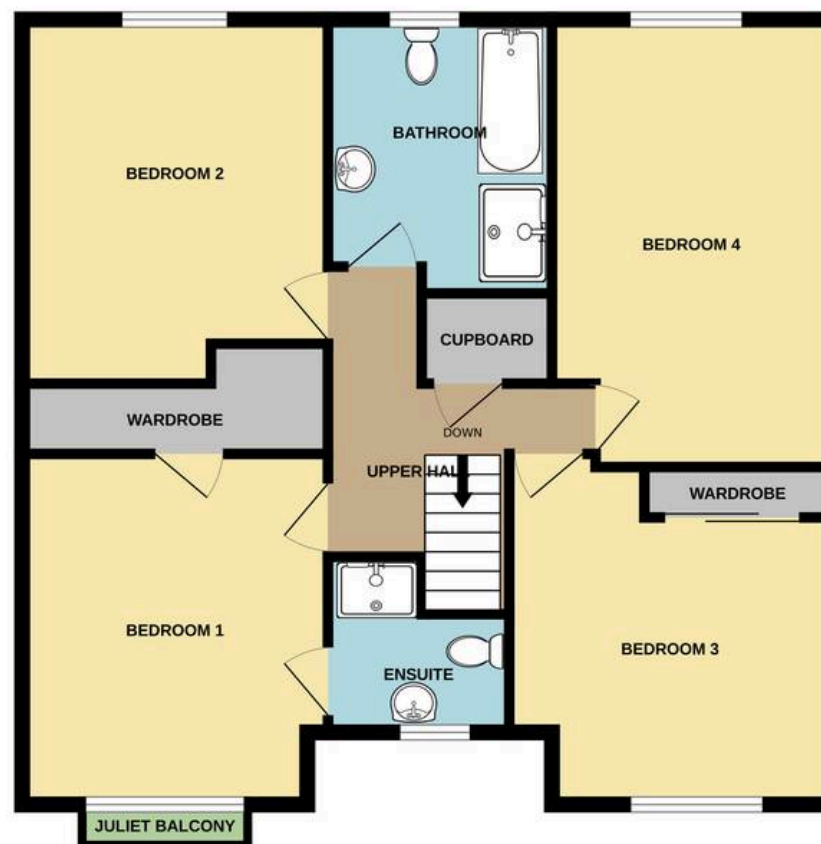




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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