



7 Riddochhill Court, Blackburn

Offers Over £185,000



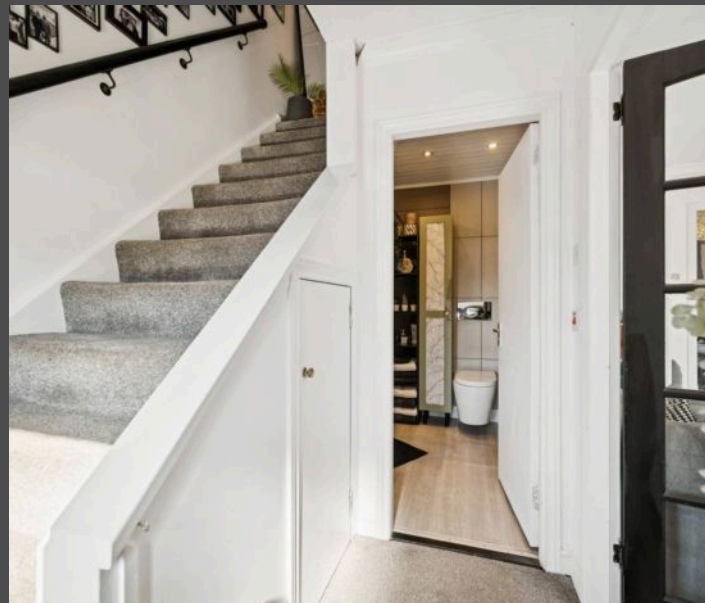
7 Riddochhill Court

Blackburn

Welcome to Riddochhill Court, a beautifully presented two-bedroom semi-detached home in Blackburn, offered to the market in true move-in condition. With a three car driveway, garage, visitor parking, and a landscaped east-facing garden, this property combines generous space with modern finishes perfect for first-time buyers, small families, or downsizers.

Upon entry, you're welcomed into a bright hallway with handy under-stair storage. To the right, the spacious lounge offers room for multiple sofas and a media wall, enhanced by wooden flooring, a feature fireplace, and a large front facing window that floods the room with natural light.

Connecting double doors lead through to the kitchen and dining area, designed for both style and practicality. A bespoke made-to-measure bench creates a cosy dining spot for up to six people, while the kitchen itself is finished with white gloss cabinetry, black worktops, and splashback tiling. Integrated appliances include a four-point gas hob, oven, and grill, with freestanding appliances such as the washing machine, dishwasher, and fridge-freezer also included in the sale. Patio doors open directly to the rear garden, creating seamless indoor-outdoor living.



The main bathroom, located on the ground floor, is fully tiled with a modern three-piece suite, chrome towel rail, and a generous standing shower with sliding glass doors finished with a stylish and quirky edge.

Upstairs, the home offers two spacious double bedrooms. The principal bedroom can comfortably host a king-size bed with bedside cabinets and a chest of drawers, while bedroom two easily accommodates a double bed and includes a fitted wardrobe. Additional storage is provided by a large cupboard on the landing, ideal as a linen cupboard or extra wardrobe, alongside loft access for further convenience.

Externally, the east-facing garden is private, fully landscaped, and low-maintenance perfect for morning coffee, entertaining, or even adding a hot tub. To the front, the property benefits from a three-car driveway, garage, and visitor spaces.

Riddochhill Court is set within a desirable Blackburn neighbourhood, offering excellent convenience and connectivity. Families will appreciate being within walking distance of Blackburn Primary School and close to St. Kentigern's Academy and Whitburn Academy. Everyday amenities include local shops, a pharmacy, GP practice, and play parks, while a Tesco Superstore, Costa Coffee, and Bathgate town centre are just a short drive away. For commuters, Bathgate Train Station, regular bus services, and easy access to the M8 motorway provide excellent links to both Edinburgh and Glasgow

Council Tax band: C

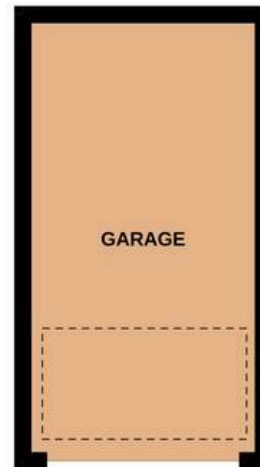
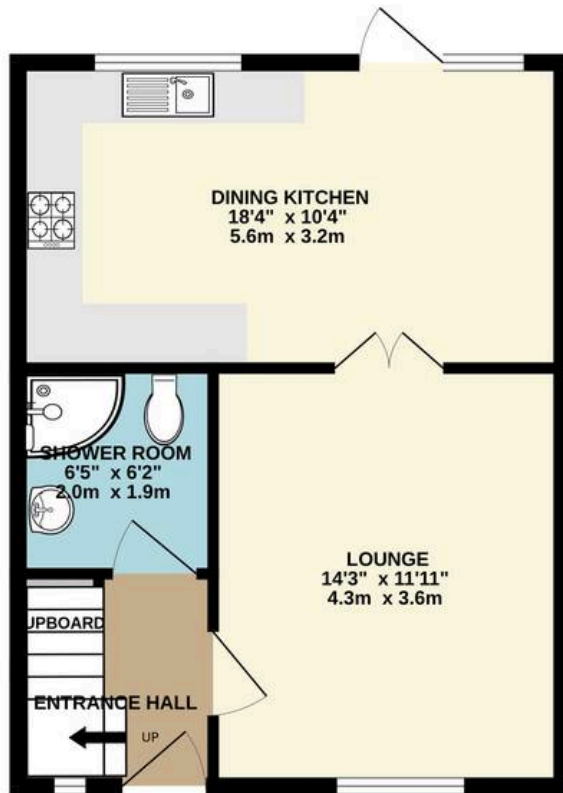
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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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