







Derrick Mooney & RE/MAX Property are delighted to bring to the market this fantastic 3 bed semi-detached house in a sought after location which offers a perfect blend of comfort and style. The property boasts a recently fitted kitchen and a modern family bathroom, providing a contemporary living space for the discerning buyer. With private parking for numerous cars, convenience is key, while the large front and back gardens offer ample outdoor space for relaxation and entertainment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

The property is situated in the popular village of Blackburn which includes a variety of shops, a health centre, a post office, and schools catering to all age levels. Blackburn is convenient for easy access to Bathgate and Livingston and excellent for commuting links. The M8 motorway is within easy reach, while Bathgate train station offers regular services to both Edinburgh and Glasgow.



### Hallway

13' 11" x 6' 11" (4.25m x 2.12m)

The Hallway is bright and spacious, giving access to the Lounge, Shower Room, Kitchen and staircase to the upper level. The Hallway has one central light fitting, wallpapered walls, two built-in cupboard spaces, one radiator and carpet flooring.

### Lounge

15' 9" x 13' 11" (4.80m x 4.23m)

Spacious Lounge with a front facing window and feature fireplace. Around the room there is one central light fitting, painted walls, one radiator and laminate flooring.

### Kitchen

13' 8" x 9' 7" (4.17m x 2.93m)

Excellent sized Kitchen with French doors and space for dining. Comprising of: Fitted wall and base units, extractor, worktops, space for white goods, integrated gas hob, fan oven and stainless-steel sink with mixer tap. There are two central light fittings, partially tiled and painted walls, one radiator and laminate flooring.

### Shower Room

Shower Room comprising of: toilet and sink vanity, and corner shower unit with mains operated overhead and handheld shower. There is spotlighting, wet wall panelling, a rear facing opaque window, towel radiator and vinyl flooring.

### Upper Hallway

6' 6" x 3' 6" (1.97m x 1.07m)

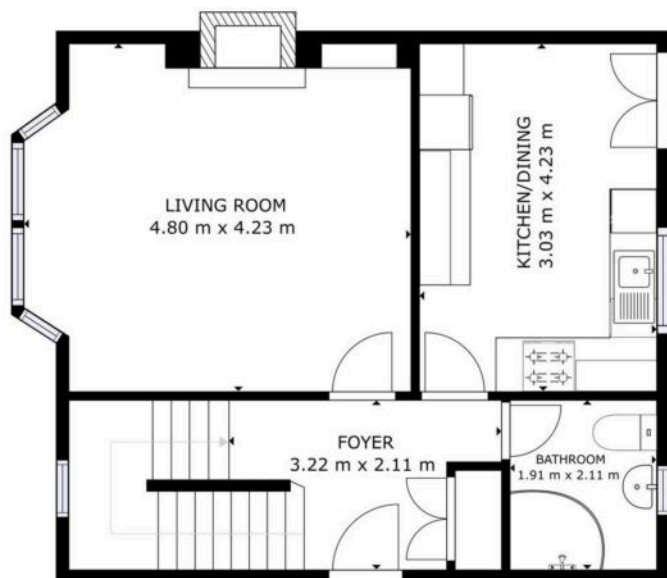
Landing (2.09m x 0.95m) Spotlighting, wallpapered walls, front facing window and carpet flooring. Upper Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and attic. There is spotlighting, wallpapered walls, floor to ceiling storage cupboard and carpet flooring.

### Bedroom 1

10' 7" x 9' 1" (3.23m x 2.76m)

Excellent sized double Bedroom located at the front of the property with built in mirrored wardrobes. There is one central light fitting, painted walls, one radiator and wooden flooring.



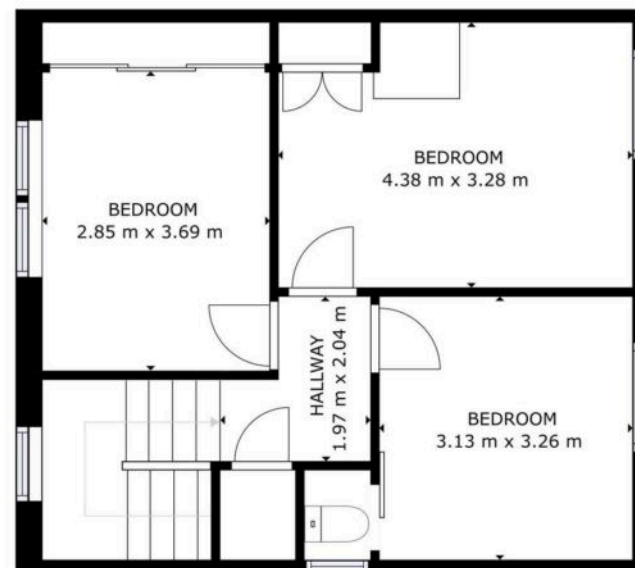


FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 45.34 m<sup>2</sup>; FLOOR 2: 43.45 m<sup>2</sup>  
TOTAL: 88.79 m<sup>2</sup>

NOTES: AREA DIMENSIONS AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 45.34 m<sup>2</sup>; FLOOR 2: 43.45 m<sup>2</sup>  
TOTAL: 88.79 m<sup>2</sup>

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## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.