



7 Maclean Terrace, Blackridge

Offers Over £215,000



7 Maclean Terrace

Blackridge, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow present this spacious semi detached bungalow, Spacious character semi-detached bungalow with original features, high ceilings, lovely garden & Garage/workshop
Council Tax band: TD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



vestibule

6' 10" x 4' 5" (2.09m x 1.34m)

The vestibule is a bright and welcoming space, filled with natural light streaming through large windows to the front and side. A glazed door enhances the airy feel, while the carpeted flooring adds warmth and comfort underfoot. A central light fitting provides additional illumination, creating a cozy yet elegant atmosphere. This inviting area offers seamless access through to the main entrance hall, setting a pleasant tone for the rest of the home.

Hall

16' 11" x 4' 7" (5.16m x 1.39m)

The spacious hallway creates a wonderful sense of flow throughout the home, enhanced by its high ceilings and elegant cornicing. The carpeted flooring adds a touch of comfort, while a radiator ensures the space stays warm. Excellent storage cupboard and from here, there is easy access to two well-proportioned bedrooms, the lounge, dining room, and bathroom, making this an ideal central hub for the property.

Lounge

16' 10" x 13' 5" (5.14m x 4.08m)

The lounge is a beautiful, large, and spacious room, featuring a generous front-facing window that offers lovely views over the garden and floods the space with natural light. A radiator ensures warmth, while built-in storage cupboards add practicality. At the heart of the room is the original fireplace with a real fire—an outstanding feature that adds character and charm.



Kitchen /Breakfast room

11' 5" x 11' 3" (3.48m x 3.44m)

The kitchen/breakfast room is well-equipped and full of cottage-style charm, offering a practical and welcoming space for daily living. It features a breakfast bar, stainless steel sink with drainer and mixer tap, integrated grill and oven, gas hob with extractor fan, and a freestanding washing machine. A high ceiling and rear-facing window add a bright, airy feel, while a radiator ensures comfort. Sets of spotlights provide excellent lighting, and ample storage cupboards keep the space organized. Finished with easy-to-maintain vinyl flooring, the kitchen also offers convenient access to both the dining room and the garage.



Dining Room

15' 2" x 13' 0" (4.63m x 3.95m)

The dining room is a great-sized, versatile space located adjacent to the kitchen, making it ideal for family meals or entertaining. With its generous proportions, it could also easily serve as a playroom, home office, or additional sitting room. A rear-facing window brings in natural light, while the carpeted flooring and radiator ensure comfort year-round. The room is enhanced by a charming fire surround, high ceilings, and character features that add warmth and personality, making it a truly flexible and inviting part of the home.

Bathroom

8' 11" x 6' 1" (2.72m x 1.85m)

The bathroom is spacious and well-appointed, featuring a rear-facing window that brings in natural light. It includes a large bath with an electric over-bath shower, perfect for both relaxing soaks and quick showers. A vanity sink and matching WC add convenience, while a mirrored cabinet provides practical storage, nice wall tiles and carpeted flooring adds warmth underfoot, and a large central light fitting ensures the room is bright and inviting.

Bedroom 1

18' 2" x 11' 10" (5.53m x 3.60m)

This extensively large bedroom offers a generous and comfortable living space, featuring a rear-facing window that allows plenty of natural light to fill the room. The carpeted flooring and radiator create a warm and cozy atmosphere, while a central light fitting provides ample illumination. A standout feature of this lovely room is the modern wall-to-wall fitted wardrobes and integrated storage drawers, offering exceptional storage and keeping the space neat and organized.

Bedroom 2

15' 0" x 14' 5" (4.58m x 4.39m)

The second bedroom is exceptionally spacious, bright, and filled with natural light thanks to a large front-facing window. It features wall-to-wall fitted wardrobes and built-in storage drawers, offering ample space for organization. The carpeted flooring and radiator add warmth and comfort, while a central light fitting ensures a well-lit atmosphere.





FRONT GARDEN

The front garden is beautifully kept, offering a neat and welcoming first impression. It features a well-maintained lawn area surrounded by large, well-established borders filled with mature trees and shrubs that add character and seasonal interest. A paved pathway leads to the front door, enhancing the charm and accessibility of this lovely outdoor space, making it a delightful introduction to the home.

REAR GARDEN

This extensive rear garden offers a wonderful variety of spaces, each adding its own charm. It features a well-kept lawn area, complemented by an elevated patio that's perfect for outdoor dining or relaxation. Tall trees and mature hedges provide natural privacy, creating a secluded and peaceful atmosphere. The abundant shrubs add a touch of color and texture, making it an ideal spot for a barbecue or simply unwinding in a serene, private setting. It's a beautiful and tranquil space to enjoy all year round.

GARAGE

Double Garage

The brick-built garage is spacious and practical, featuring a roller door for easy access. Inside, there is a dedicated workshop area, complete with power, making it ideal for various projects or hobbies. The garage offers plenty of room for storage, keeping everything organized and easily accessible. Additionally, it benefits from access to a second storage area, which could easily be converted into a potting shed or used for extra storage needs, making it a versatile and functional space.

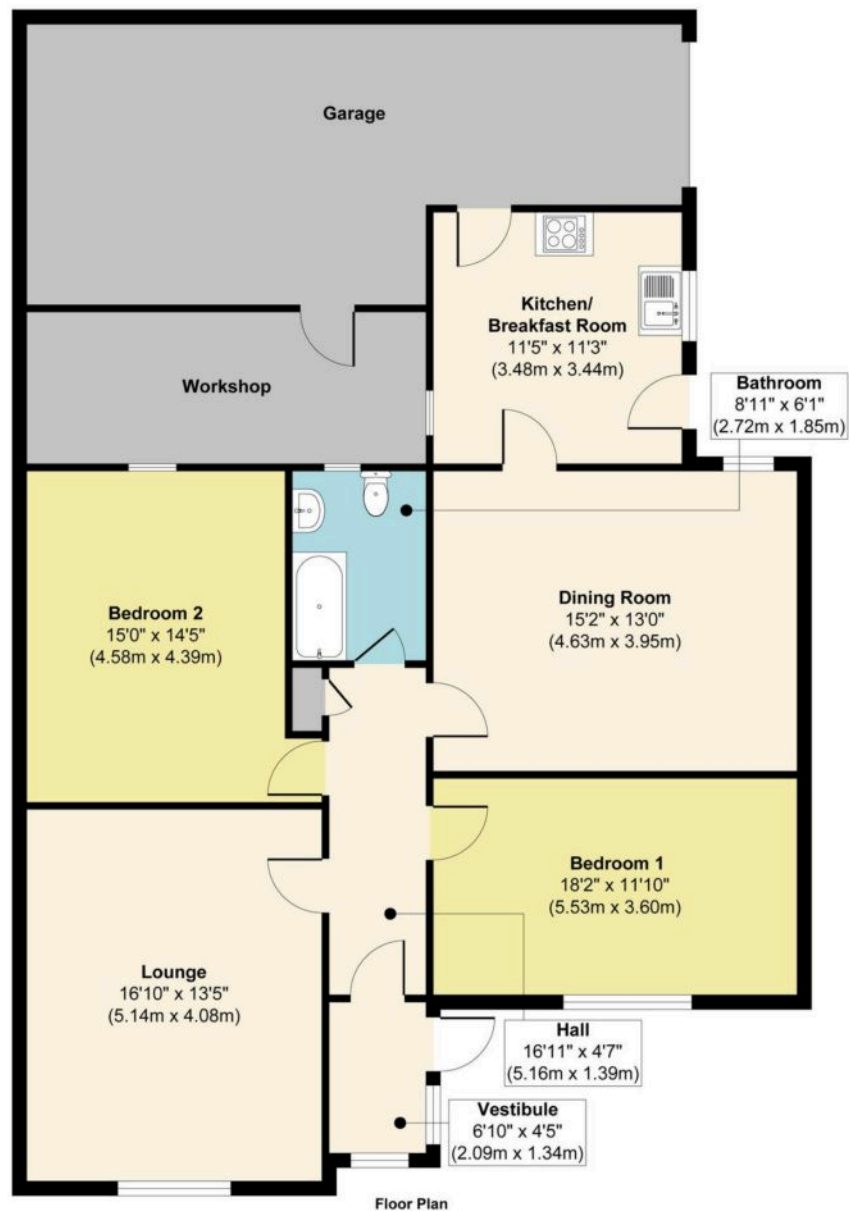
DRIVEWAY

2 Parking Spaces

The property features a shared driveway laid with decorative chipping stones, providing a charming and practical approach. The drive leads directly to the rear of the property, offering convenient access to the garage and workshop area.



7 Maclean Terrace, Blackridge, Bathgate, EH48 3SJ



Floor Plan

Approx. Gross Internal Floor Area 1109 sq. ft / 103.12 sq. m (Excluding Garage/Workshop)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	82
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	78
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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