



FOR SALE

CAROL LAWTON
07889 352 130

RE/MAX 01908
Estates 376 741

21 Beechwood Road, Blackburn

Offers Over £140,000



21 Beechwood Road

Blackburn, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this walk-in condition home, offering three bedrooms, lounge, kitchen/diner, stylish shower, gardens, convenient off-road parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance hall

5' 9" x 4' 4" (1.76m x 1.33m)

Welcoming hallway with a modern UPVC entrance door, stylish laminate flooring, a central radiator, and contemporary light fittings. The space benefits from two generous storage cupboards—ideal for coats, jackets, and everyday essentials. From here, you'll find access to the lounge as well as the upper level, making it both practical and inviting.

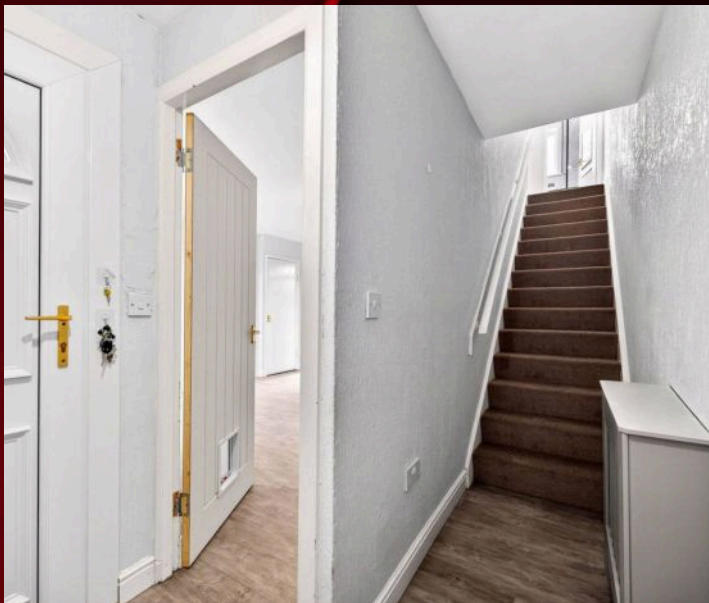
Lounge

A bright and spacious lounge featuring a large front-facing window, modern vertical radiator, and a combination of central and wall lighting. The stylish laminate flooring complements the generous floor space, allowing plenty of room for free-standing furniture. Additional benefits include a useful understair storage cupboard, with direct access to both the welcoming hallway and the kitchen/diner.

Kitchen/Diner

The property boasts a generously sized kitchen/diner, complete with rear-facing windows and a half-glazed PVC door opening to the garden. It features a slot-in gas cooker with extractor fan, along with a gifted washing machine from the current owner, plus space for a fridge freezer and a dining table with chairs. Ample storage units provide both practicality and convenience, making this a well-equipped and welcoming space for everyday living

light while maintaining privacy.





Stairs and Landing

The stairs and landing are fitted with carpet flooring and provide access to all three bedrooms, the shower room, and the attic space. A feature window on the stairwell allows natural light to flow in, creating a bright and welcoming atmosphere.

Bedroom 1

14' 5" x 9' 4" (4.40m x 2.85m)

A generously sized double bedroom with a front-facing window, allowing for plenty of natural light. The room is finished with a brand-new carpet, central light fitting, and a radiator for year-round comfort. It also features a built-in dressing-style table with overhead storage, while still offering ample space for additional free-standing furniture.

Bedroom 2

This generously sized second bedroom features a rear-facing window, allowing plenty of natural light. There's ample space for freestanding furniture, and it has new carpet and flooring throughout. A central ceiling light fitting adds to the bright and welcoming atmosphere, creating a comfortable and versatile room.

Bedroom 3

11' 5" x 7' 4" (3.48m x 2.23m)

The third bedroom offers versatile use, easily serving as a comfortable single bedroom or a practical home office. It benefits from newly fitted carpet flooring, a central ceiling light, radiator heating, and a generously sized built-in storage cupboard, adding both comfort and convenience.

Shower Room

A modern and stylish shower room featuring vinyl flooring, recessed spot ceiling lights, and contemporary wet wall finishings. The suite comprises a sleek vanity sink with mixer tap, WC, and a walk-in shower cubicle with pivot doors. The mains-powered shower offers both a large rain head and an additional handset for convenience. A rear opaque window provides natural light while maintaining privacy.





REAR GARDEN

The property benefits from a fantastic rear garden featuring a large shed, which is being gifted by the owner. The garden is fully enclosed and offers both a patio area and a lawn, perfect for relaxing or entertaining. In addition, there is an outside water tap and lighting and an electric socket adding convenience and functionality to the outdoor space.

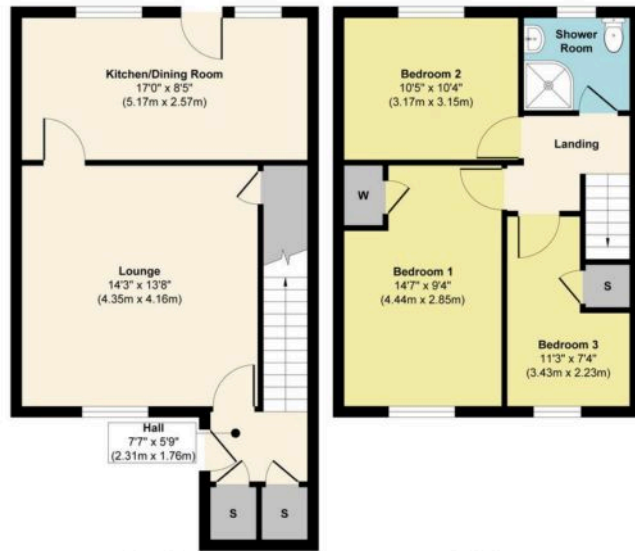
OFF STREET

1 Parking Space

The home also offers the convenience of off-street parking with its own private driveway, providing both security and ease of access.



21 Beechwood Road



Approx. Gross Internal Floor Area 826 sq. ft / 76.82 sq. m

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	74	80
(55-68) D		
(39-54) E		
(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	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

