



217 Riddochhill Road, Blackburn

Offers Over £194,000



217 Riddochhill Road

Blackburn, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow
Stunning 4 Bed Semi-Detached in Blackburn Impeccably maintained, adaptable layout, modern kitchen, shower room, lounge front and rear gardens & driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

The property opens into a very welcoming entrance hall, setting the tone for the modern feel found throughout the home. Finished with stylish tiled flooring, the space is both practical and elegant, offering a warm first impression. From here, there is access to the lounge, kitchen, dining room (or optional fourth bedroom), as well as the upper level via a contemporary PVC door with glazed panels that enhance the natural light. A generous walk-in storage cupboard provides excellent space for coats, jackets, and everyday essentials, ensuring the hall remains clutter-free while maintaining its sleek look.

Lounge

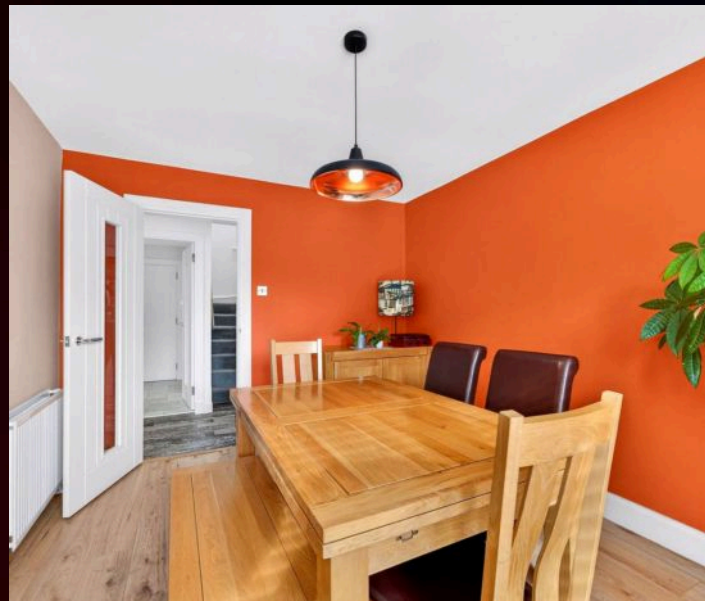
16' 2" x 11' 9" (4.94m x 3.57m)

This lovely, spacious lounge has been freshly decorated, creating a bright and inviting space. A large front-facing window fills the room with natural light and offers charming views of the front garden. Beautiful cornicing and a decorative ceiling rose complement a stylish hanging light, adding character and elegance. With ample space for free-standing furniture.

Dining Room/Bedroom 4

12' 1" x 10' 0" (3.68m x 3.06m)

A beautiful, versatile room currently used as a dining area, with a front-facing window that fills the space with natural light. Featuring wood-effect laminate flooring, a radiator, and a stylish hanging light, it offers ample space for a large dining table and chairs. Equally, this bright and spacious room could be easily used as a double bedroom, making it a flexible addition to the home.



Kitchen

15' 2" x 7' 7" (4.62m x 2.32m)

This fantastic, modern kitchen is beautifully light and airy, thanks to a large rear-facing window. Stylish tiled flooring and splashback tiles, spot ceiling lights, and a contemporary vertical radiator complete the sleek look. Designed for both style and practicality, it features a classic Belfast sink with mixer tap, plenty of storage in wall and base units, and high-spec integrated appliances including a double oven and grill, dishwasher, fridge and freezer, gas hob, and extractor fan. There's also space for a washing machine and tumble dryer, with convenient access to the rear vestibule.



Rear Vestibule

3' 10" x 3' 3" (1.16m x 0.98m)

A handy rear vestibule featuring a side-facing window and a UPVC half-glazed door, which leads directly out to the rear garden. Finished with tiled flooring and a wall light, the space provides a practical and welcoming transition between the home and outdoor area.

Stairs and Landing

The stairs and landing are carpeted and bright, with a rear-facing window that fills the space with natural light. The landing provides access to all three bedrooms and the family bathroom. A standout feature of this home is the fully fitted attic space, currently used for storage, which is easily accessible via a Ramsay ladder, offering excellent additional storage or the potential for future conversion.

Bedroom One

11' 9" x 12' 10" (3.57m x 3.92m)

A lovely, spacious primary bedroom, beautifully presented with fresh décor and filled with natural light from a front-facing window. Finished with soft carpet flooring, a radiator, and a stylish feature hanging light, the room exudes comfort and elegance. Two double fitted wardrobes provide excellent storage, while the generous proportions allow plenty of space for free-standing furniture. A bright, inviting retreat perfect for rest and relaxation.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

A generously sized second bedroom, brightened by a front-facing window, offering plenty of natural light. Finished with soft carpet flooring, a radiator, and a central ceiling light, the room feels both comfortable and inviting. A large fitted cupboard has been thoughtfully designed as wardrobe space, providing excellent storage, while the fresh décor and ample floor area allow for a variety of free-standing furniture. Perfect as a relaxing retreat or a versatile bedroom for family or guests.





Bedroom Three

An excellent third bedroom with a rear-facing window, offering versatile space that could also serve as a home office. This double room features a radiator, laminate flooring, spotlights, A generous storage cupboard provides practicality, while the room offers ample space for free-standing furniture. Bright, well-proportioned, and adaptable, it is ideal for family use or flexible working space.

Bathroom

6' 8" x 6' 7" (2.02m x 2.00m)

A stylish, contemporary bathroom with a rear-facing opaque window, designed to the highest specification. The room features modern tiled flooring and walls, creating a sleek and sophisticated finish. A P-shaped bath is complemented by a modern mixer tap and an over-bath mains shower with a large rainfall-style head and a secondary hand-held shower. A glass screen adds a clean, contemporary touch. Ceiling spotlights illuminate the space, while a modern grey vertical towel radiator provides both style and practicality. Completing the room, a vanity-style WC and sink with a mixer tap offer elegant, functional design.





FRONT GARDEN

The front garden is predominantly laid to lawn, enclosed by a charming wooden fence, with a paved pathway leading gracefully to the front door.

REAR GARDEN

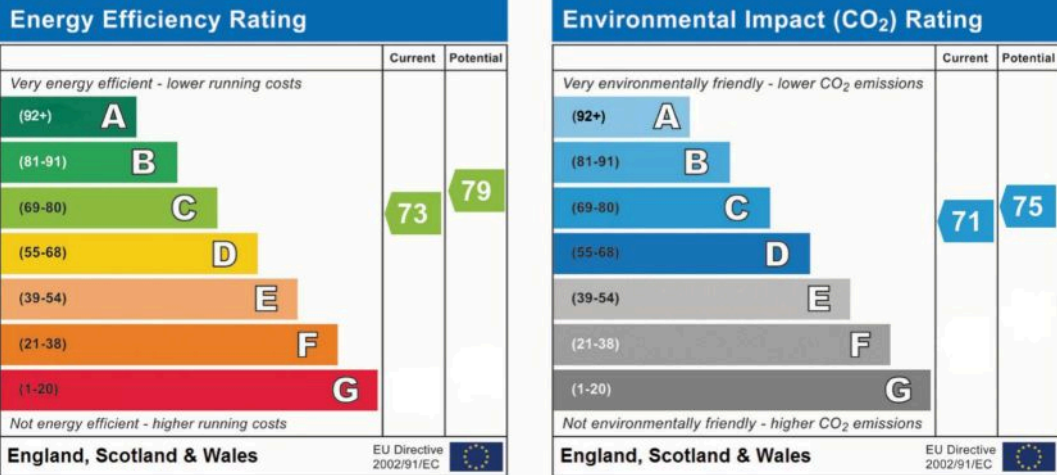
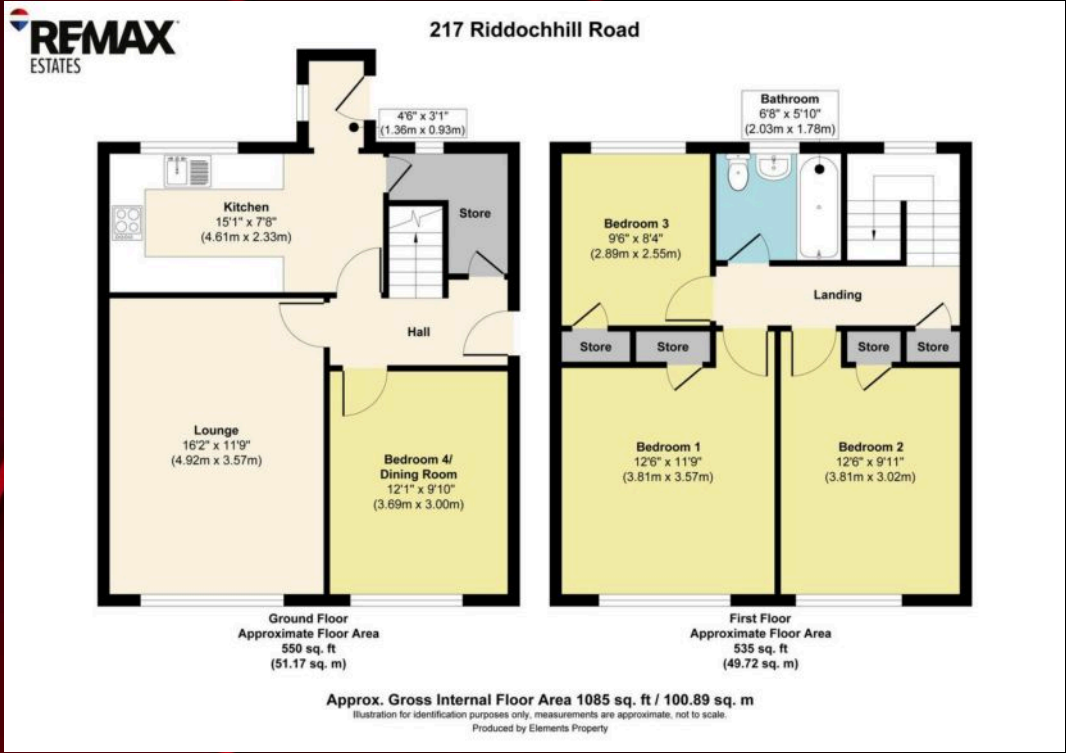
An exceptionally large rear garden, predominantly laid to lawn and bordered with decorative red chipping stones. A paved pathway runs through the space, while a wooden fence encloses the garden, creating a private and versatile outdoor area perfect for relaxing, entertaining, or family activities.

DRIVEWAY

3 Parking Spaces

A good-sized driveway runs alongside the house, mainly laid with decorative red chipping stones. Providing ample parking for several vehicles, it combines practicality with a low-maintenance, attractive finish.







RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

