

# Peterkin & Kidd

Solicitors and Estate Agents

6

EAST MAIN STREET  
BLACKBURN, EH47 7QU



**OFFERS OVER £88,000**



# 6

## EAST MAIN STREET BLACKBURN, EH47 7QU

This double upper flat, which would now benefit from some upgrading and sold as seen, has a garden to the rear, parking and a garage.

Access is via a lane at the side of the building with stairs at the rear leading up to the property and the entrance. A door leads into the spacious south-facing conservatory which has views to the rear. From there, a further door leads into the kitchen with breakfast bar and a range of units with sink and drainer, ceramic hob and oven and a washing machine, included in the sale but not warranted. Italian marble floor. Twin doors to the rear gives access to the hall on one side and the dining room on the other.

The hall has space for freestanding furniture and stairs to the upper floor. The bathroom is to the rear and is fitted with a wash hand basin, WC and bath with mixer shower. Feature tiled splashback and window to rear. Boiler.

The dining room is to the rear with space for freestanding furniture, a fireplace and an arch to the spacious living room to the front with a shelved display area, marble fireplace with Dutch frieze above and a window to the street. There is a study which leads off with a window to the front and over stair shelving and table with a storage area with curtain to the rear.

On the upper floor, there are 2 large bedrooms, each with a Velux window to the front and windows to the side. Wardrobe areas to the rear.

### ACCOMMODATION

- Entrance conservatory
- Living room / dining room
- Bedroom 3 / study
- Fitted breakfasting kitchen
- 2 double bedrooms
- Bathroom

- Gas central heating
- Double glazing

### EXTRAS

All fitted floor coverings, carpets, curtains, blinds and the white goods as specified are included in the sale.

### GARDEN

There is a walled and low-maintenance, south-facing garden to the rear with shrub planting.

### GARAGE

There is a garage to the rear together with private parking.







## SITUATION

Blackburn is a small town on the outskirts of Bathgate. It offers shops, bars, a library and doctor's surgery.

For commuters, there is easy access to Glasgow and Edinburgh and a bus service to surrounding towns. It also offers schooling at both primary and secondary levels.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS  
popular.remarried.zapped

## OTHER

COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (JD 110927)

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*We can open doors for you*

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