



5 Maclean Terrace, Blackridge

Offers Over £225,000



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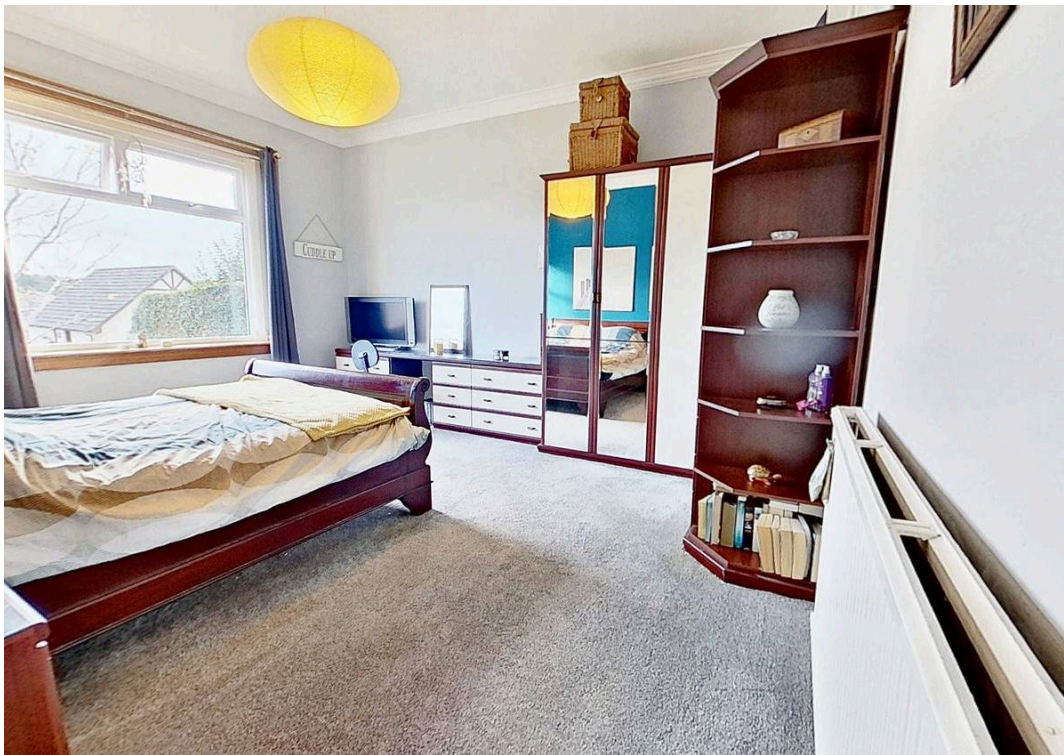
Blackridge, Bathgate

Council Tax band: D

Tenure: Freehold

- Four Bedrooms, two downstairs
- Fitted Kitchen with integrated appliances
- Bathroom downstairs and WC upstairs
- UPVC Double Glazed Windows and Doors
- Gas Central Heating
- Large elevated rear garden laid to grass and with timber shed
- 1.5 sized garage and parking
- Brick outbuilding
- 15 minute walk to train station.





Porch

Access through UPVC/opaque double glazed door. Full length double glazed windows. Ceramic tiled floor. Opaque glazed door to hall.

Hallway

Welcoming hallway with doors to bedrooms, dining room, bathroom and large walk-in cupboard with power and small cupboard housing electric switchgear and smart meter. Laminate flooring, radiator, 3-way light fitting.

Lounge

15' 3" x 12' 5" (4.66m x 3.79m)

Comfortable family sitting room with front facing window offering open views over to the Pentland Hills. Marble fire surround with Living Flame gas fire. Stylish light fitting, vertical blinds, radiator.

Dining Room

15' 5" x 12' 10" (4.69m x 3.92m)

Another large room ideal for entertaining or family meals. Rear facing window with vertical blind. Opaque glazed door to fitted kitchen and opening to lounge. Staircase to upper level. Cupboard housing gas central heating boiler. Tiled hearth with electric stove. Laminate flooring through dining room and lounge. Radiator.

Fitted Kitchen

11' 2" x 11' 1" (3.41m x 3.37m)

Fitted with base and wall mounted units, integrated fridge/freezer, microwave, dishwasher, ceramic hob, double oven, 1.5 sink with side drainer and shower mixer tap, complementary worktops including breakfast bar with tiling above. Rear facing window with venetian blind. UPVC/opaque glazed door to rear garden. Ceramic tiled floor, 3-way light fitting and spotlights. Glazed door to dining room.

Bedroom One

15' 11" x 13' 5" (4.85m x 4.10m)

Spacious bedroom with front facing window offering open views. The wardrobes with corner display shelves and drawers are included in the sale. Fitted carpet, vertical blinds, radiator.



GARDEN

Extensive elevated garden ground mainly laid to grass.
Sun trap patio area. Brick outbuilding. Timber shed.

GARAGE

Single Garage

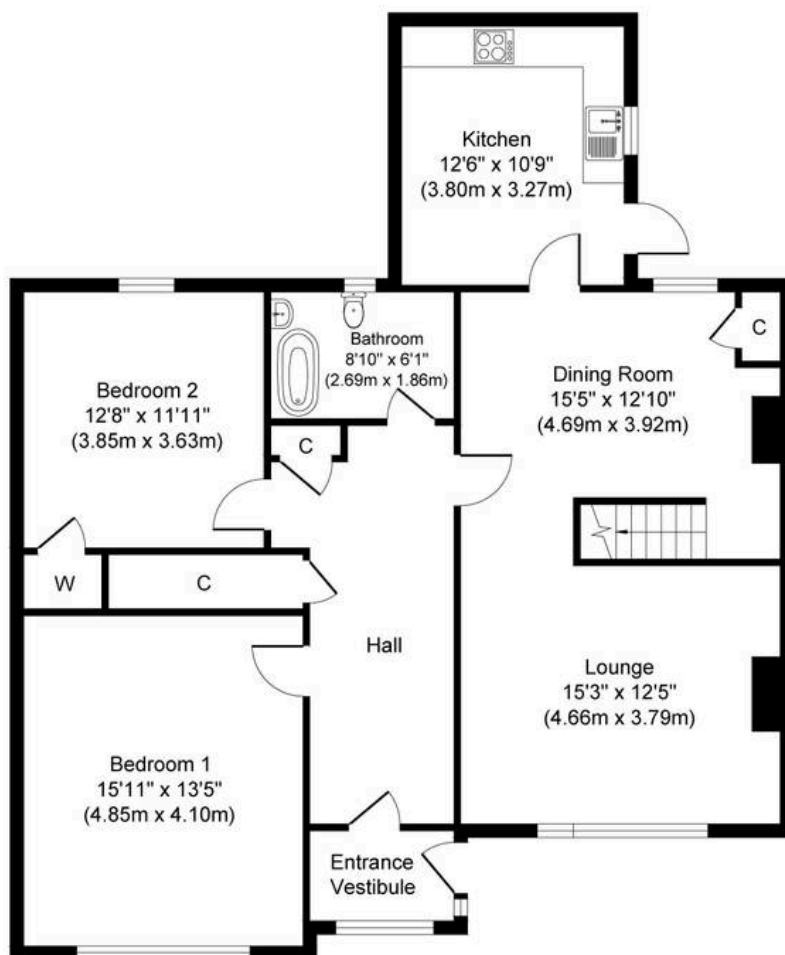
1.5 sized garage with up and over door, power and light.

DRIVEWAY

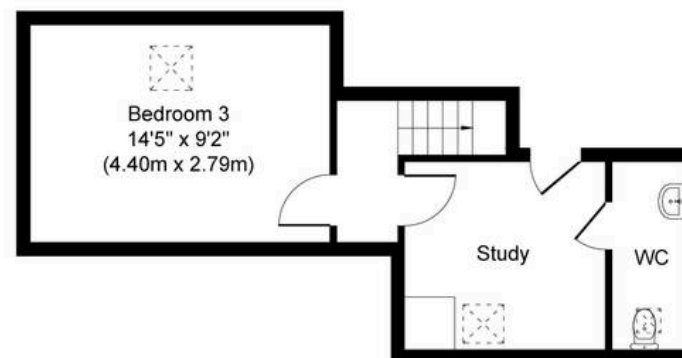
1 Parking Space

Shared driveway leading to garage and parking area.





Ground Floor
Approximate Floor Area
1,184 sq. ft
(110.01 sq. m)



First Floor
Approximate Floor Area
312 sq. ft
(29.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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