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21 Ash Grove

Blackburn, Bathgate, EH47 7QJ

Offers over £120,000



Welcome to this charming property located in the picturesque Ash Grove, Blackburn, Bathgate. This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property also features a well-appointed bathroom, ensuring convenience and comfort for the residents.

Nestled in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. The location provides a perfect blend of suburban serenity and easy access to urban amenities, making it an ideal choice for those seeking a balanced lifestyle.

Whether you are looking to step onto the property ladder or searching for a new place to call home, this house in Ash Grove presents a wonderful opportunity. Don't miss the chance to make this property your own and enjoy the warmth and comfort it has to offer.



Description

Presented to the market in walk-in condition, this lovely mid-terrace family home is situated in a quiet cul-de-sac within the town of Blackburn. This property is ideal for first-time buyers or those looking to downsize.

Key Features:-

Reception Hallway: Welcoming entrance leading to the main living areas.

Open-Plan Lounge, Dining, and Kitchen: Spacious and versatile, perfect for modern living and entertaining.

Modern Kitchen: Stylish and functional with ample wall and base units, complementary worktops, a ceramic hob, and an electric oven.

Two Double Bedrooms: Both bedrooms are located on the upper level and feature built-in wardrobes for ample storage.

Shower Room: Finished to a good standard, completing the accommodation.

Rear Garden: Enclosed landscaped garden with a mixture of mature plants, flowers and shrubs

Front Garden: Landscaped garden with a mixture of mature plants, flowers and shrubs

The property benefits from Double Glazing and Electric Heating.

This charming home offers a comfortable and convenient lifestyle in a peaceful setting. Don't miss the opportunity to make it your own!

Local Area

The popular West Lothian village of Blackburn is situated 2 miles from Bathgate and 5 miles from Livingston. Close to local amenities it has a variety of sports and leisure opportunities. Bathgate has a good range of independent shops, some major retailers and services. Livingston Town Centre offers excellent supermarkets, retail shopping, transport and recreational facilities. For the commuter a regular bus services links to Bathgate and Livingston. Bathgate rail station is a 5-minute drive away which links east to Edinburgh, west to Glasgow and similarly the M8 motorway affords good links to all major parts central Scotland.

Lounge 14'4" x 10'5" (4.38 x 3.18)

Kitchen Diner 13'5" x 9'5" (4.1 x 2.88)

Bedroom 1 10'7" x 10'5" (3.24 x 3.18)

Bedroom 2 9'9" x 7'9" (2.98 x 2.38)

Shower Room 8'0" x 5'6" (2.46 x 1.68)

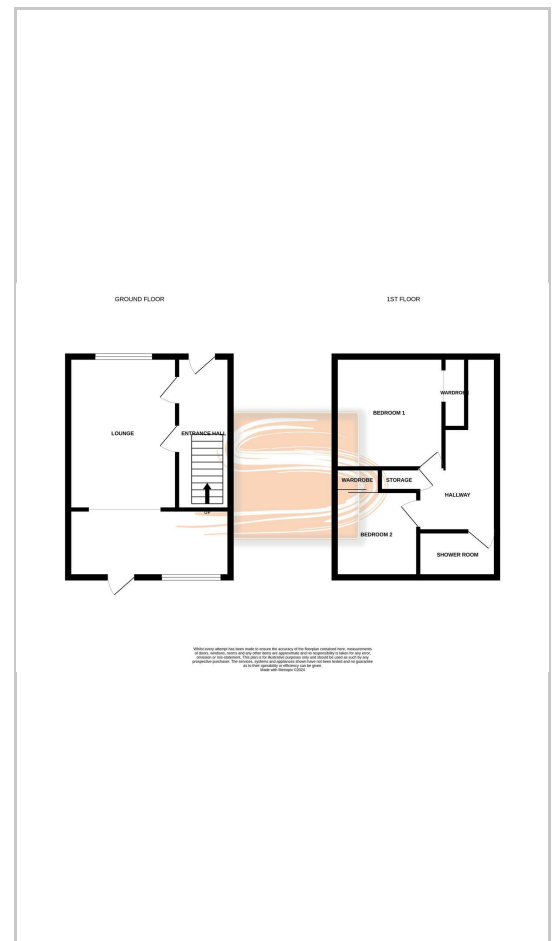
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

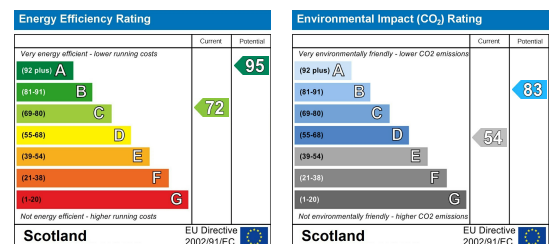
Area Map



Floor Plans



Energy Efficiency Graph



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47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com