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11 Westcraigs Road
Blackridge, EH48 3AQ

Offers over £270,000



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Description

CLOSING DATE SET FOR WEDNESDAY 14TH MAY AT 12 NOON - ANY OFFER TO BE SUBMITTED THROUGH YOUR SOLICITOR TO PROPERTY@SNEDDONS.COM

Nestled in the charming village of Blackridge, this impressive detached bungalow occupies a substantial corner plot, offering generous space both inside and out. Blackridge's convenient location ensures easy commuting to Glasgow, Edinburgh, and the central belt, making this a superb choice for families seeking accessibility alongside tranquillity.

This move-in ready home is perfect as it stands but also presents a fantastic opportunity to become a family's forever home. Thoughtfully extended to the rear, the property currently features two sitting rooms and a wet room, offering flexibility in use. With the relevant planning consents, this extension could be transformed into a self-contained annex, ideal for multi-generational living.

Stepping into the warm and welcoming reception hallway, you're immediately drawn into the heart of the home. The generously proportioned lounge, with its seamless open-plan design flowing into the bright and airy dining area, creates a wonderful space for relaxation and entertaining. Large windows frame views of the beautifully maintained front garden, while the dining area overlooks the charming rear garden.

The spacious fitted kitchen is a delight, complete with ample base and wall units, complementary worktops, a ceramic hob, a wall-mounted double

oven, and integrated fridge freezer and dishwasher, ensuring both style and practicality.

The family bathroom is well-appointed, featuring a shower over the bath. Two double bedrooms form part of the original property, each offering comfortable and versatile living spaces. The extension to the rear adds two additional sitting areas, which have the potential to be transformed into bedrooms. A spacious wet room conveniently joins both rooms, while the sitting room to the rear features elegant French doors leading directly onto the decking area, creating a perfect indoor-outdoor flow.

Externally, this property truly shines. The front and rear gardens are manicured and expansive, primarily laid to lawn, yet complemented by an array of plants, flowers, and shrubs, adding to the home's charm. A chipped driveway provides ample off-street parking and access to the garage. The large rear garden, with the relevant planning consents, offers an exciting opportunity for further expansion, enhancing this already fabulous bungalow.

Additional benefits include gas central heating and double glazing, ensuring year-round comfort.

Viewing is essential to truly appreciate the space, versatility, and future potential that this wonderful home has to offer. A rare find in a desirable location —don't miss the chance to make it yours.

Local Area

Blackridge offers many local amenities situated in the village including doctors, pharmacy, schools,

Tel: 01501 733200

library, shops and takeaways. Commuter links are excellent from this area, with the Blackridge railway station close by, offering rail links to both Edinburgh and Glasgow. In addition, there is easy access to both the A71, M8 and M9 and Edinburgh Airport, making this an ideal location to enjoy the quieter lifestyle while still within commuting distance of the major cities. There is a cycle path which runs parallel with the train line and is part of the Bathgate to Airdrie route and is mainly flat and traffic free, - ideal for family time with the kids

Lounge

14'1" x 15'1" (4.3 x 4.6)

Dining Area

9'0" x 9'10" (2.75 x 3.00)

Kitchen

9'0" x 13'1" (2.75 x 4.00)

Bedroom 1

10'9" x 14'5" (3.29 x 4.4)

Bedroom 2

10'5" x 7'10" (3.20 x 2.4)

Potential 3rd Bedroom

9'10" x 11'1" (3.00 x 3.40)

Potential 4th Bedroom

10'2" x 11'7" (3.11 x 3.55)

Wet Room

8'8" x 6'4" (2.66 x 1.94)

Bathroom

4'1" x 7'10" (1.25 x 2.4)

Contact Us

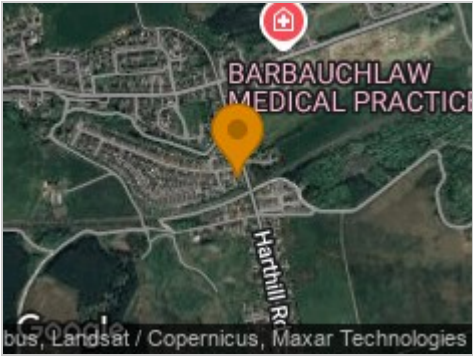
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.



Road Map



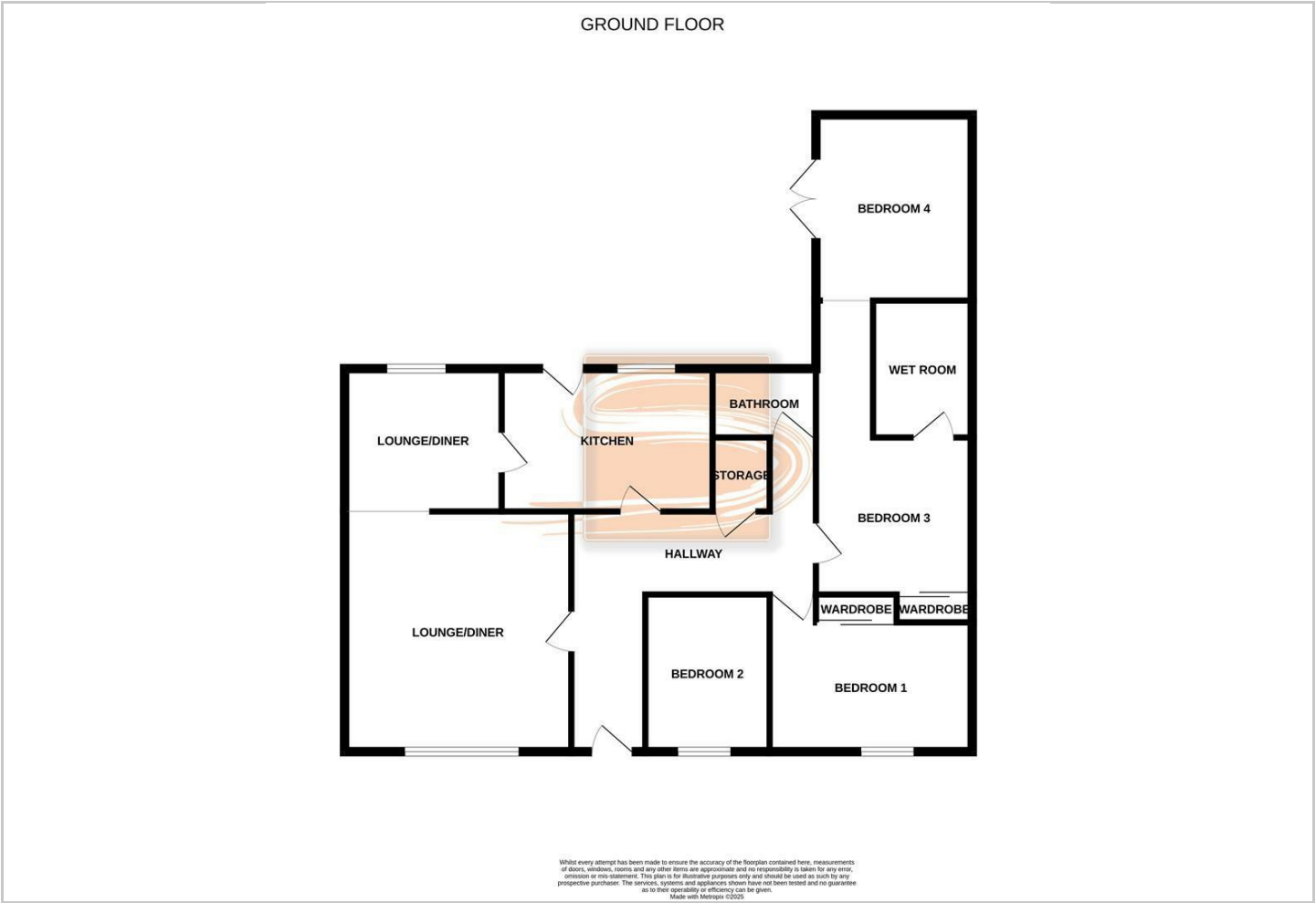
Hybrid Map



Terrain Map



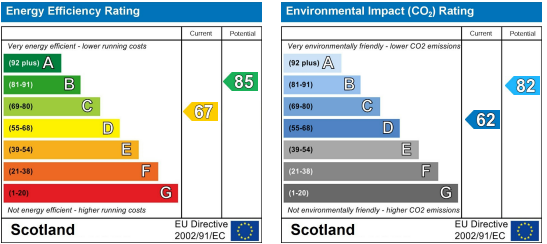
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.