



sneddons
solicitors & estate agents



75 Drummond Place

Blackridge, EH48 3SE

Price £125,000



FIXED PRICE £125,000 HOME REPORT £135,000

Great first time buy. Move in condition

Charming Semi-Detached Home in a Peaceful Blackridge Cul-de-Sac



Description

Charming Semi-Detached Home in a Peaceful Blackridge Cul-de-Sac

Nestled in a quiet corner of a quiet cul-de-sac, 75 Drummond Place offers generous accommodation over one and a half levels, perfect for first time buyers or someone looking to downsize.

Step through the warm and welcoming reception hallway, where you'll find a walk-in storage cupboard and handy understair storage—ideal for keeping life clutter-free. The spacious rear-facing lounge features a fireplace with an electric fire, creating a cosy focal point and offering picturesque views towards the open countryside.

Flowing seamlessly from the lounge, the bright conservatory—currently used as a dining area—opens out through French doors to the enclosed rear garden, providing the perfect setting for both everyday living and entertaining.

The heart of the home is the modern, well-equipped kitchen, boasting ample storage, complementary work surfaces, and a standout “New World” range cooker with 8 gas rings and a double oven—ready for your culinary adventures. The ground floor is completed by a stylish three-piece bathroom suite with a shower over the bath.

Upstairs, both double bedrooms benefit from fitted wardrobes, and the master also includes a fitted dressing table—blending practicality with a touch of elegance. Outside, enjoy low-maintenance front and rear gardens, thoughtfully landscaped with mature trees, shrubs, and bushes. The rear garden features a patio and lawned area, perfect for relaxing.

Parking is conveniently available on-street.

This delightful home has gas central heating, double glazing and good storage throughout.

Early viewing is advised.

Local Area

Blackridge offers many local amenities situated in the village including doctors, pharmacy, schools, 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 21'1" x 10'2" (6.44 x 3.1)

Kitchen 14'2" x 8'6" (4.33 x 2.6)

Conservatory 9'3" x 8'10" (2.83 x 2.7)

Bathroom 6'4" x 4'1" (1.95 x 1.25)

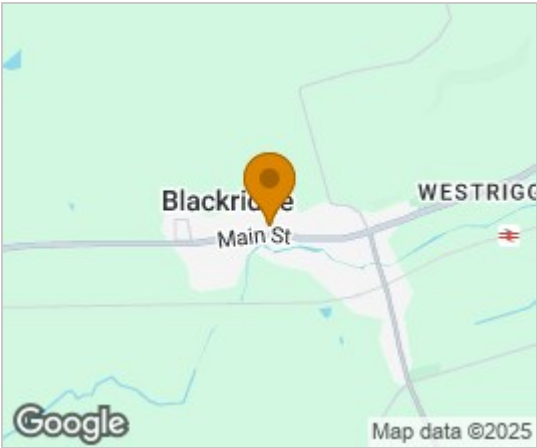
Bedroom 1 13'0" x 8'9" (3.98 x 2.67)

Bedroom 2 10'10" x 8'9" (3.32 x 2.67)

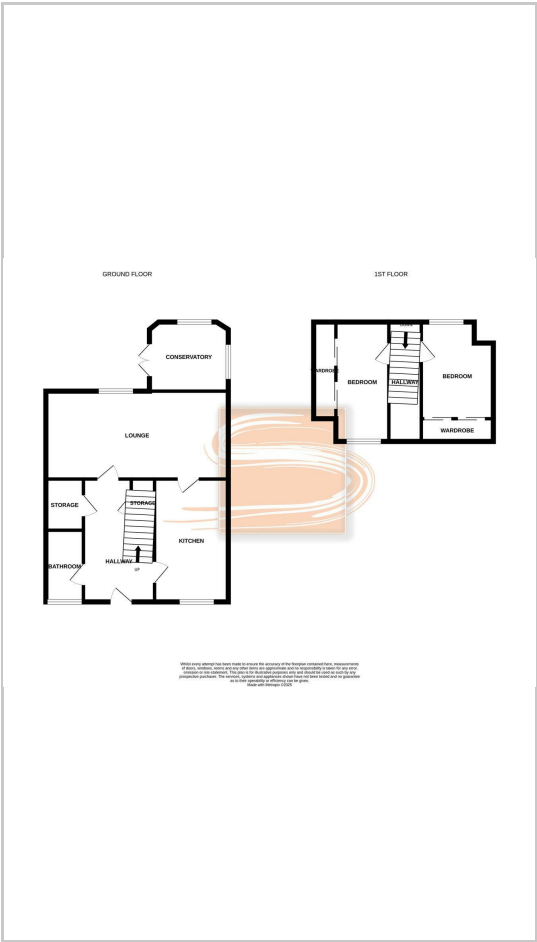
Contact Us

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

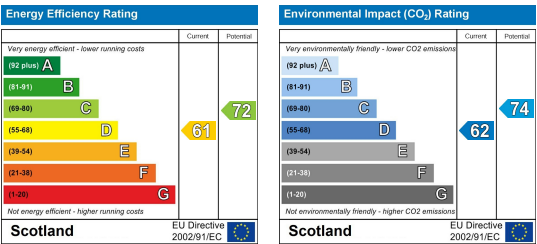
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.