

Turpie
&Co



15



15 Main Street, Blackridge, EH48 3SA

Visit www.turpies.com
or telephone 01506 668448



15

Main Street, Blackridge



Beautifully presented throughout, this exceptional four-bedroom detached Blackridge home set across three floors, showcases luxurious contemporary interiors, high-quality fixtures and finishes, and a deceptively spacious layout designed for modern living. A rare opportunity, the property has been thoughtfully extended to maximise both style and comfort.

At the heart of the home, a spectacular south-east-facing kitchen seamlessly opens into a light-filled sitting and dining area, spanning the entire width of the property and offering direct access to the landscaped rear garden. Four generously sized double bedrooms each feature a stylish design, with three benefiting from en-suites. Completing the internal layout is a well-equipped utility room and a guest WC.

The property enjoys easy access to local amenities, including a post office, bar, library, health centre, park, and primary school. For commuters, Blackridge Train Station and the M8 provide swift links to Edinburgh and Glasgow, with Armadale and Bathgate also within easy reach.

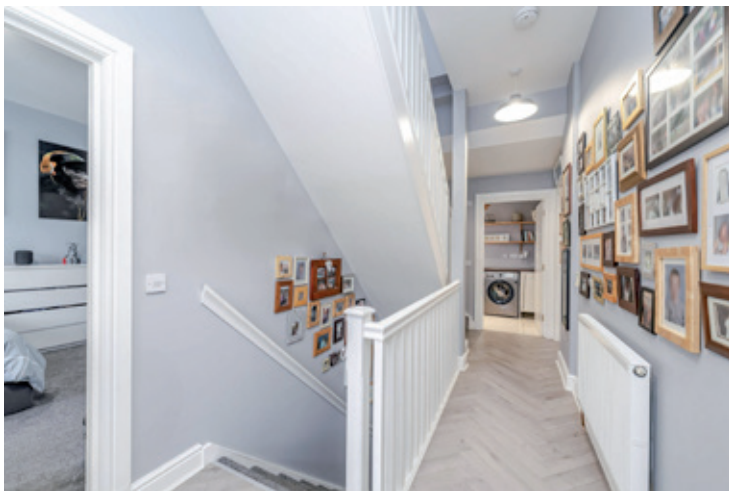
What's special about this house

- Immaculately presented and extended detached four-bedroom family home set in a welcoming semi-rural West Lothian village.
- A light-filled south-east-facing sitting and dining room spanning the width of the property and offering a seamless flow into the landscaped rear garden. Adorned with handsome wooden flooring and a soft neutral décor it exudes an ambience of relaxation.
- Spectacular and streamlined contemporary kitchen opening to the adjoining sitting/dining room and overlooking the garden. Finished in a chic grey and white colour scheme and with ambient lighting the sizeable space boasts extensive white wall and floor units complemented by smooth grey worktops. High-spec integrated Baumatic appliances include an eye-level grill, oven, instant hot water tap, five-ring gas hob, wine fridge, and American-style fridge/freezer. A utility on the ground floor offers additional storage whilst a breakfast bar seats four comfortably.
- Tranquil principal double bedroom occupying the first floor with bespoke built-in wardrobes and an indulgent en-suite bathroom. Spa-like in design it is equipped with Jack and Jill round countertop washbasins built into two wall-hung vanities; a WC; a deep bath, and a rainfall shower enclosure with a stainless-steel panel boasting adjustable body jets.
- Low-maintenance front garden nestled behind timber fencing. To the rear, the expansive landscaped garden features an Astroturf lawn bordered by three decking areas perfect for family life and entertaining. There is also a large garden room ideal for a variety of uses.









Location and Amenities

- A small and scenic semi-rural West Lothian village with a health centre, bar, pharmacy, shop, small library, and parish church
- Bathgate and Armadale offer a wide variety of pubs, restaurants, a library, post office, convenience stores, and local retailers
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (27 miles) and Glasgow (23 miles); the M9 is a short drive away
- CityLink Bus service connecting to neighbouring towns and cities, only a five-minute drive
- Edinburgh International Airport is just 20 miles away from the property
- Scenic green spaces nearby include Westrigg Park, Blawhorn Moss Nature Reserve, and Polkemmet Country Park
- Close to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Armadale Thistle Football Club, and Armadale Speedway

“Exceptional four-bed detached home in Blackridge, boasting luxurious interiors, a stunning open-plan kitchen, and three en-suite bedrooms.”

Home Report valuation	£350,000
Internal floor area	185m ²
School catchment	Blackridge Primary School and Armadale Academy
EPC Rating	Band C
Council tax band	Band D
Train station	Blackridge Railway Station

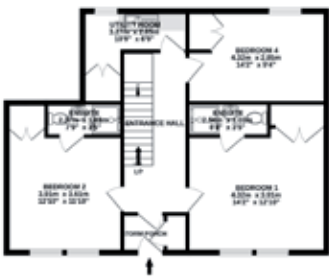
Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, dishwasher, garden hut and playhouse are included.

Underground Floor



Ground Floor



First Floor



Dimensions

Underground Floor	
Sitting/Dining Room	11.01m x 4.66m
Kitchen	7.38m x 4.65m
WC	2.22m x 0.84m
Ground Floor	
Bedroom (1)	4.32m x 3.91m
Ensuite (1)	2.54m x 1.03m
Bedroom (2)	3.91m x 3.61m
Ensuite (2)	2.37m x 1.03m
Bedroom (4)	4.32m x 2.85m
Utility Room	3.27m x 2.05m
First Floor	
Bedroom (3)	3.32m x 2.89m
Ensuite (3)	4.89m x 1.90m

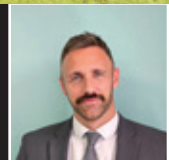
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie
&Co



Turpie Co

Pioneers in Property



Steven Irvine
Property Manager

Visit www.turpies.com
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.