



37A Ash Grove

Blackburn, Bathgate, EH47 7QJ



Property Summary

Introducing a spacious two-bedroom end-terrace house in Blackburn, which features light and airy rooms with attractive styling throughout. The home enjoys a sociable open-plan layout on the ground floor, and it further benefits from a well-appointed kitchen, a quality bathroom, and generous storage. In addition, the property boasts private parking and a fully-enclosed rear garden, which has been landscaped with a timber deck and a long lawn flanked by mature plants. Offering an equidistant commute to Edinburgh and Glasgow, it is a fantastic home for a wide variety of lifestyles.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.

Property Features

- Beautifully presented end-terrace house
- Situated in the West Lothian area of Blackburn
- Welcoming entrance hall
- Open-plan living/dining room and kitchen
- Spacious double bedroom with built-in wardrobe
- Versatile second bedroom with built-in wardrobe
- Modern bathroom with a three-piece suite
- Mature, landscaped front and rear gardens
- Monoblock driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D





Open-plan living/dining room
and kitchen, spacious double
bedroom and versatile
second bedroom, both with
built-in wardrobes







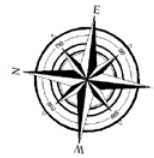
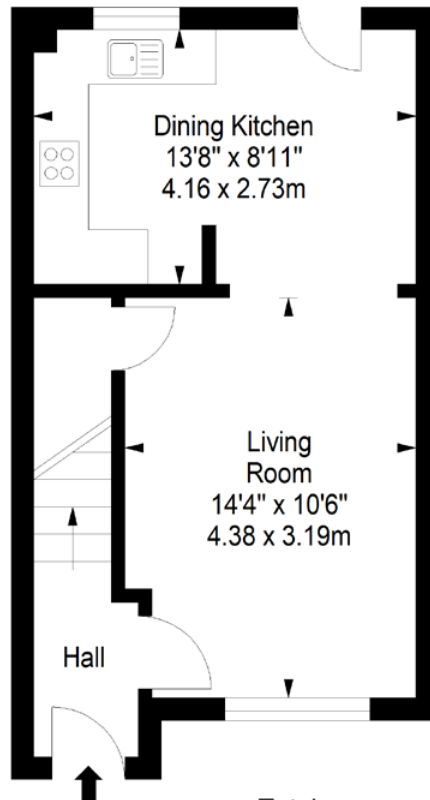
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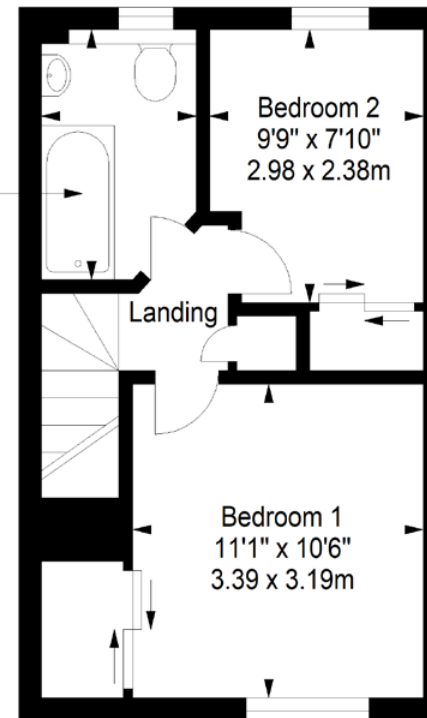
Floorplan

Ground Floor
Approx. 31.6 sq. metres (340.2 sq. feet)



Bathroom
8'11" x 5'6"
2.72 x 1.68m

First Floor
Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106