



1 Rattray Gardens, Blackburn

Offers Over £250,000



1 Rattray Gardens

Blackburn

Welcome to Rattray Gardens, an exceptional three bedroom detached bungalow occupying a generous corner plot in a highly sought after central location where opportunities like this rarely come to market. Complete with a garage, expansive front and rear gardens, and a large wraparound driveway, this is a home that offers incredible space, versatility and endless potential. Stepping inside, it's immediately clear that this property is a true blank canvas, ready for its next owner to make it their own. With neutral décor throughout, generous room proportions, excellent storage and three genuine double bedrooms, the possibilities for personalisation are endless.

The welcoming kitchen is a fantastic size, comfortably accommodating a dining table while still offering an abundance of worktop space for food preparation. There's no shortage of storage either, making it an incredibly practical and functional heart of the home, with plenty of room for everyday family life or entertaining guests.

The standout feature is the huge open plan living and dining area. This impressive space offers remarkable flexibility, comfortably accommodating multiple lounge layouts alongside a dedicated dining area. Flooded with natural light and finished in a neutral style, it's a room that's ready to enjoy immediately while also providing the perfect opportunity for cosmetic enhancements to truly make it your own.



The conveniently positioned WC is another thoughtful addition, bringing practicality to everyday living. Like the rest of the home, it's presented in a neutral finish, allowing the next owner to modernise and personalise it to their own taste, completing the home's fantastic potential.

All three bedrooms are exceptionally well proportioned, each comfortably accommodating a double bed while still offering excellent storage and flexibility for different furniture layouts. The third bedroom is particularly versatile, working equally well as a generous double bedroom, a stylish home office, a children's playroom, hobby room or guest accommodation depending on your lifestyle.

Outside, the property continues to impress. The substantial front and rear gardens provide fantastic outdoor space, while the private wraparound driveway offers extensive off street parking and leads to a fully functional garage. Sitting proudly on a generous corner plot, the scale and scope of the outdoor space is a real rarity, offering outstanding potential for landscaping, family living, or future enhancement. Combined with its desirable central location where homes seldom become available Rattray Gardens represents an exciting opportunity to secure a spacious home with incredible potential in a truly sought after setting.

Home Report Value- £260,000

EPC - D

Council Tax Band - D

Square Ft- 1163/ 108m²

Council Tax band: D

Tenure: Freehold

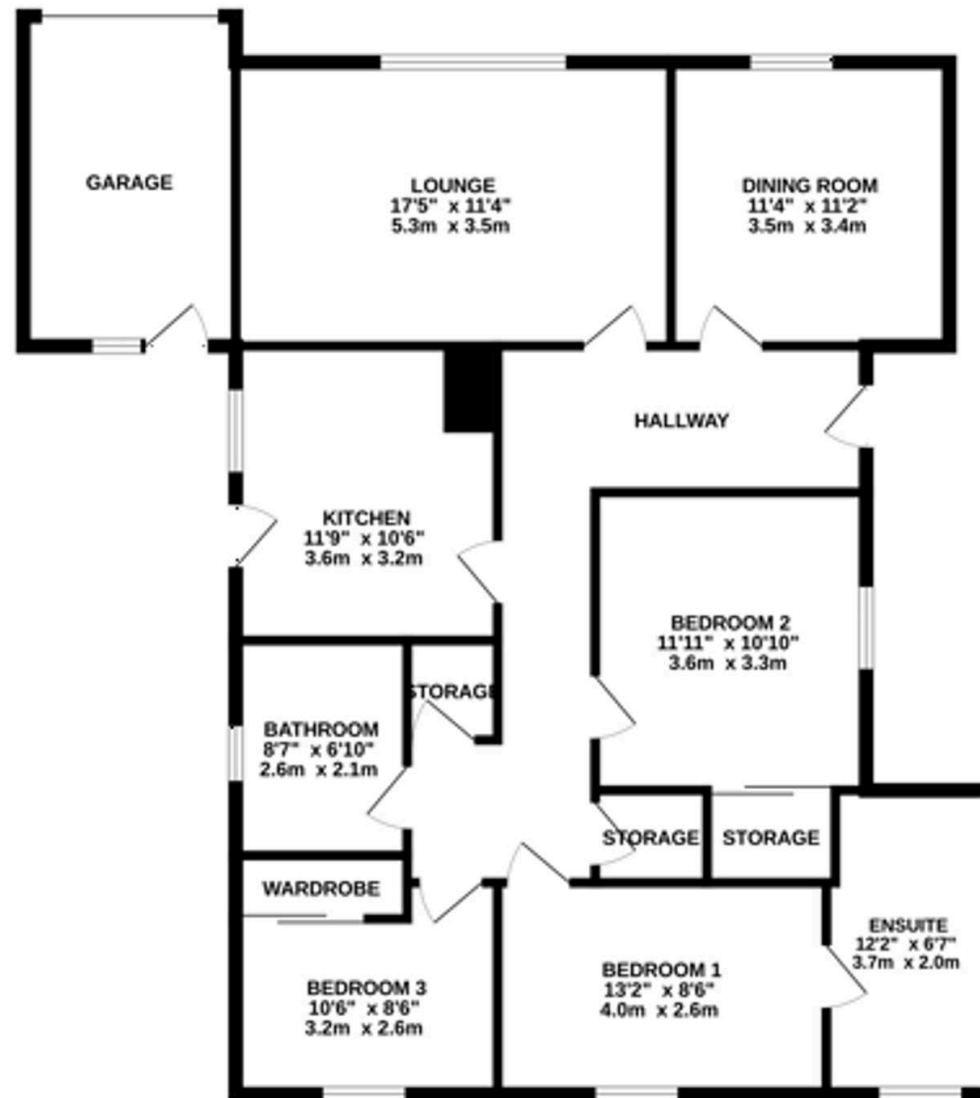
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hologra 4/2024



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

