



19c Main Street
Blackridge EH47 3SA
Offers Over £74,000

Caesar & Howie
Solicitors & Estate Agents



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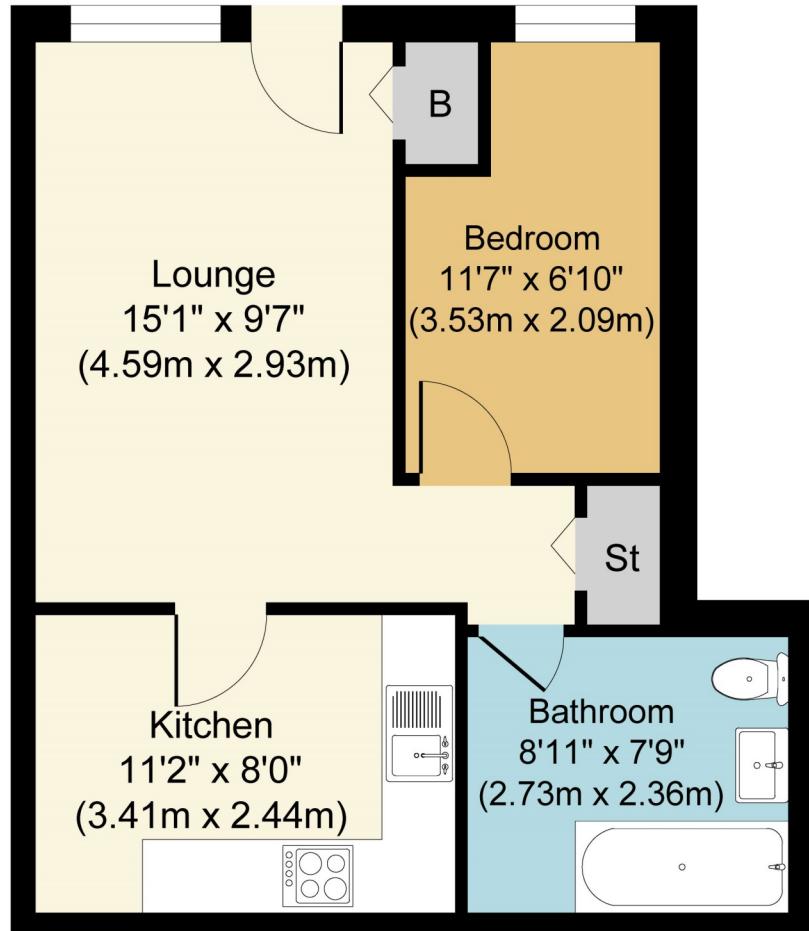
An ideal first time buy or suitable retirement property is offered from this freshly presented lower ground floor apartment, part of conversion Circa 2010, situated close to amenities, public transport and with own private garden. The well laid accommodation has been freshly decorated, carpeted and has kitchen appliances in situ. Access is via the rear of the building, with Monoblock paved ramp and freshly presented garden with south facing aspect. The increasingly popular village of Blackridge has its own rail station, local shops and amenities and is within easy reach of larger towns such as Armadale and Bathgate. Immediate/flexible entry/chain free.

- **Spacious lounge**
- **Fitted kitchen/appliances**
- **Bedroom**
- **Bathroom**
- **GCH & DG**
- **South facing garden**
- **Wheelchair/disable access**
- **Allocated parking space**
- **Council Tax Band A**
- **Floor area approx. 41m²**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk



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Basement Floor
Approximate Floor Area
421 sq. ft
(39.10 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.