



Hopefield House, East Main Street, Blackburn

Offers Over £375,000

Hopefield House, East Main Street

Blackburn

Welcome to Hopefield House, East Main Street, Blackburn, an exceptional four bedroom detached bungalow occupying a substantial plot and presented in true move in condition. Having undergone extensive upgrades including a new roof, contemporary kitchen and beautifully renovated bathrooms, this impressive home offers spacious single level living, a remarkable south facing garden and extensive parking for up to 10-12 vehicles. Upon entering, you are welcomed into a bright and spacious hallway, immediately setting the tone for the quality and space on offer. A large storage cupboard provides excellent practicality for everyday living.

At the heart of the home is the stunning open plan lounge, kitchen and dining area, a beautifully designed space that spans much of the property and has been created with modern family living and entertaining in mind. The lounge area comfortably accommodates multiple sofas alongside a media wall, while a large front facing window floods the room with natural light.

The recently renovated kitchen is finished to a high standard and fitted with a range of integrated appliances including a fridge freezer, dishwasher, five point induction hob, and double oven. Stylish herringbone flooring adds a premium touch, while the open plan layout creates a seamless flow between cooking, dining and relaxing. Patio doors lead directly out to the rear decking, perfectly connecting the indoor and outdoor spaces.

The principal bedroom is an outstanding retreat, occupying a generous footprint and comfortably accommodating a super king size bed with bedside cabinets. Further benefits include a spacious walk in wardrobe and a luxurious fully renovated en-suite bathroom, complete with a bathtub, contemporary tiling and character panelling.

Bedroom two is positioned towards the front of the home and comfortably accommodates a king size bed alongside fitted wardrobe storage. Bedroom three is another generous double bedroom, again featuring integrated wardrobe space and ample room for additional furnishings. Bedroom four offers excellent versatility and can be utilised as a double bedroom, guest room, home office, playroom or hobby room depending on your needs.

The main family bathroom has also been fully upgraded and features a stylish three piece suite with a large standing shower, contemporary tiling, character panelling, chrome fittings and a heated towel rail. There is an added extra of under floor heating in the bathroom.



Completing the internal accommodation is a practical utility room with space for multiple appliances including a washing machine and tumble dryer, providing additional storage and convenience.

Externally, this property truly excels. The substantial south facing garden wraps around the home and enjoys sunshine throughout the day, creating a fantastic outdoor space for relaxing, entertaining and family gatherings. Recently installed decking provides the perfect setting for outdoor dining, while a patio area is ideal for summer barbecues. The garden also benefits from a pond and additional external storage options including a large shed.

To the front, the expansive driveway comfortably accommodates between 10 and 12 vehicles, making this an excellent option for larger households, business owners or those requiring extensive parking.

East Main Street enjoys a convenient position within Blackburn, offering easy access to a wide range of local amenities. School catchments include Blackburn Primary School, Our Lady of Lourdes RC Primary School, and St Kentigern's Academy. Blackburn Partnership Centre provides local healthcare services, while Bathgate's Tesco Superstore is just a short drive away. Bathgate Train Station and the nearby M8 motorway offer excellent transport links to both Edinburgh and Glasgow, making this an ideal location for commuters.

Combining extensive upgrades, exceptional outdoor space, generous accommodation and a highly convenient location, this is a rare opportunity to secure a truly impressive family home.

Home Report Value- £385,000

EPC - C

Council Tax Band - F

Square Ft- 1561/ 145m2

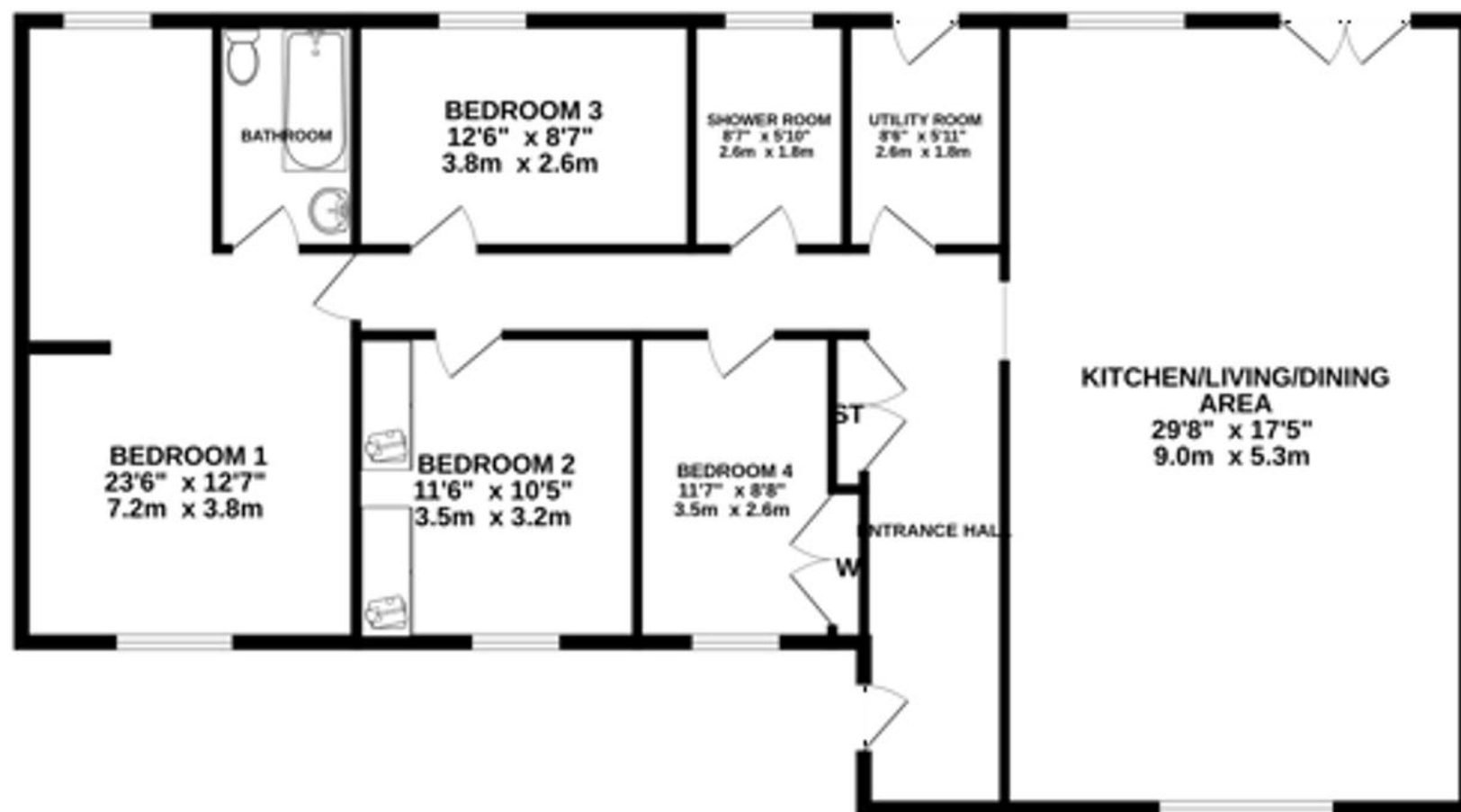
- Four Spacious Double Bedrooms
- Fully Renovated Home
- Convenient Utility Room
- Sun Trap South Facing Garden
- Incredible 10-12 Car Driveway
- Excellent Transport Links Via Train Station & M8







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.
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