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Home Farm Steadings, Blackridge, EH48 3SG

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Home Farm Steadings, Blackridge



Presented in immaculate condition and with generous proportions, impressive living space, an abundance of natural light, off-street parking, and a large rear garden, this is a superb detached four-bedroom family home in a delightful village setting.

Built in 2020 with an energy efficient design that includes roof-mounted solar panels, an air source heat pump and heat recovery system, the ground floor is home to a bright lounge opening to the rear garden and leading seamlessly into the stylish kitchen which in turn leads to the dining room. A utility with garage access, a principal double bedroom with en-suite and guest WC completes the layout. On the first floor there are three further spacious and versatile double bedrooms, one with an en-suite and a contemporary family bathroom.

Within easy reach of local amenities, including a post office, bar, library, health centre, park, and primary school along with Blackridge Train Station and the M8 this is an excellent and rare opportunity.

What's special about this house

- Immaculately presented and with generous proportions, impressive living space, off-street parking and a large rear garden this is a superb detached four-bedroom family home in a delightful village setting.
- A light-filled and spacious lounge opening through French doors to the garden. Adorned with expansive glazing, handsome wood-inspired flooring, a soft neutral décor and a bespoke media wall with electric fire, it exudes an ambience of relaxation.
- Stylish contemporary kitchen opening to the adjoining lounge and dining room and overlooking the rear garden. Boasting cream wall and floor units, black quartz-effect worktops and high-spec integrated appliances it also features a kitchen island/breakfast bar for informal dining. A utility leading to the rear garden offers further storage and garage/WC access.
- Dining room that offers a wonderful place to entertain friends or family.
- Generously proportioned principal double bedroom overlooking the rear garden and featuring an en-suite shower room and built-in storage.
- A tranquil rear garden featuring a large lush lawn overlooked by a decked seating and entertaining area. With a tree-lined backdrop it offers a peaceful retreat in which to relax. A garden shed provides excellent storage. To the front the attractive low-maintenance garden borders the driveway.
- Driveway and integral garage.



Location and Amenities

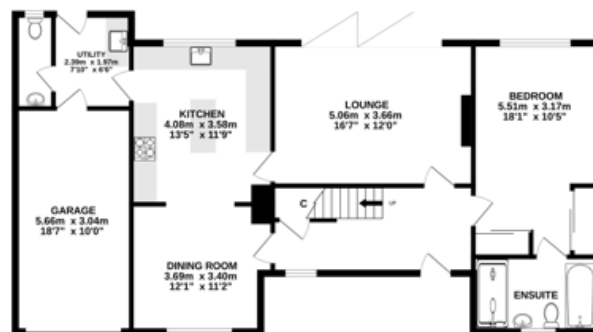
- Catchment for Blackridge Primary School and Armadale Academy.
- A small and scenic semi-rural West Lothian village with a health centre, bar, pharmacy, shop, small library, and parish church.
- Bathgate and Armadale offer a wide variety of pubs, restaurants, a library, post office, convenience stores, 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.
- Blackridge Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- CityLink Bus service connecting to neighbouring towns and cities, only a five-minute drive.
- Edinburgh International Airport is just 20 miles away.
- Scenic green spaces nearby include Westrigg Park, Blawhorn Moss Nature Reserve, and Polkemmet Country Park.

Extras

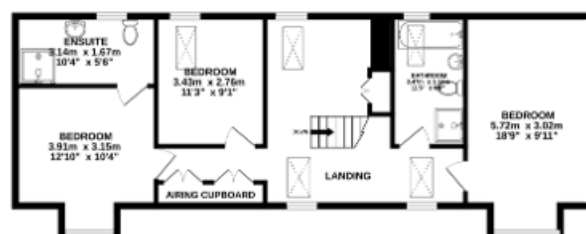
All floor coverings, light fittings, blinds, curtains, integrated oven/hob, dishwasher, integrated fridge/freezer, garden hut, ring door bell, lawn mower and strimmer are included

Home Report valuation	£350,000
Internal floor area	171m ²
School catchment	Blackridge Primary School Armadale Academy
Council tax band	E
EPC rating	B
Train station	Blackridge

GROUND FLOOR



FIRST FLOOR



Ground Floor

Lounge	5.06 x 3.66m
Kitchen	4.08 x 3.58m
Utility Room	2.39 x 1.97m
Dining Room	3.69 x 3.40m
WC	0.96 x 2.38m
Bedroom	5.51 x 3.17m
En-suite	3.17 x 1.90m
Garage	5.66 x 3.04m

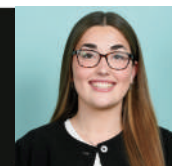
First Floor

Bedroom	3.91 x 3.15m
En-suite	3.14 x 1.67m
Bedroom	5.72 x 3.02m
Bedroom	3.43 x 2.76m
Bathroom	3.47 x 1.98m

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.

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Jenna Turpie
Property Manager