



# 244 Rowan Drive

Blackburn, Bathgate, EH47 7PU





## Property Summary

This two-bedroom end-terrace house is a charming home in the West Lothian town of Blackburn. It has an excellent location that offers an equidistant commute to Edinburgh and Glasgow, as well as easy access to the surrounding countryside. Inside the property, modern tones are paired with quality fixtures and fittings, which include a well-appointed kitchen with a breakfast bar and a tiled three-piece bathroom. It also benefits from an open-plan living and dining room which extends out into the rear garden – perfect for summer barbecues. A south-facing front garden adds further appeal. Altogether, this home is well-suited to a wide variety of buyers seeking a slower pace of life in swift reach of Scotland's major cities.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

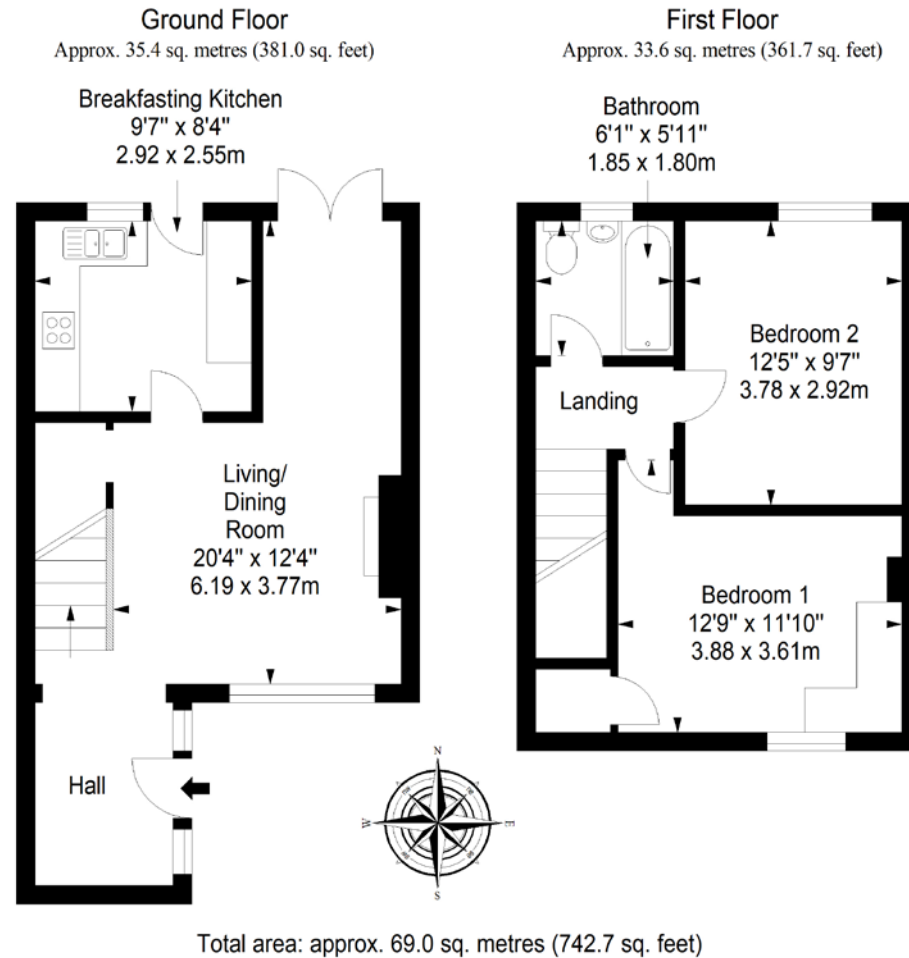
## Property Features

- A well-presented end-terrace house in Blackburn
- Entrance hall with open archway to living area
- Living/dining room with inset fire and patio doors
- Monochrome-inspired breakfasting kitchen
- Two double bedrooms (one with fitted storage)
- Bright 3pc bathroom with an overhead shower
- Front garden with a south-facing aspect
- Enclosed rear garden with a timber deck and patio
- Unrestricted on-street parking bays
- Gas central heating and double-glazed windows
- EPC Rating - D





# Floorplan



## 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