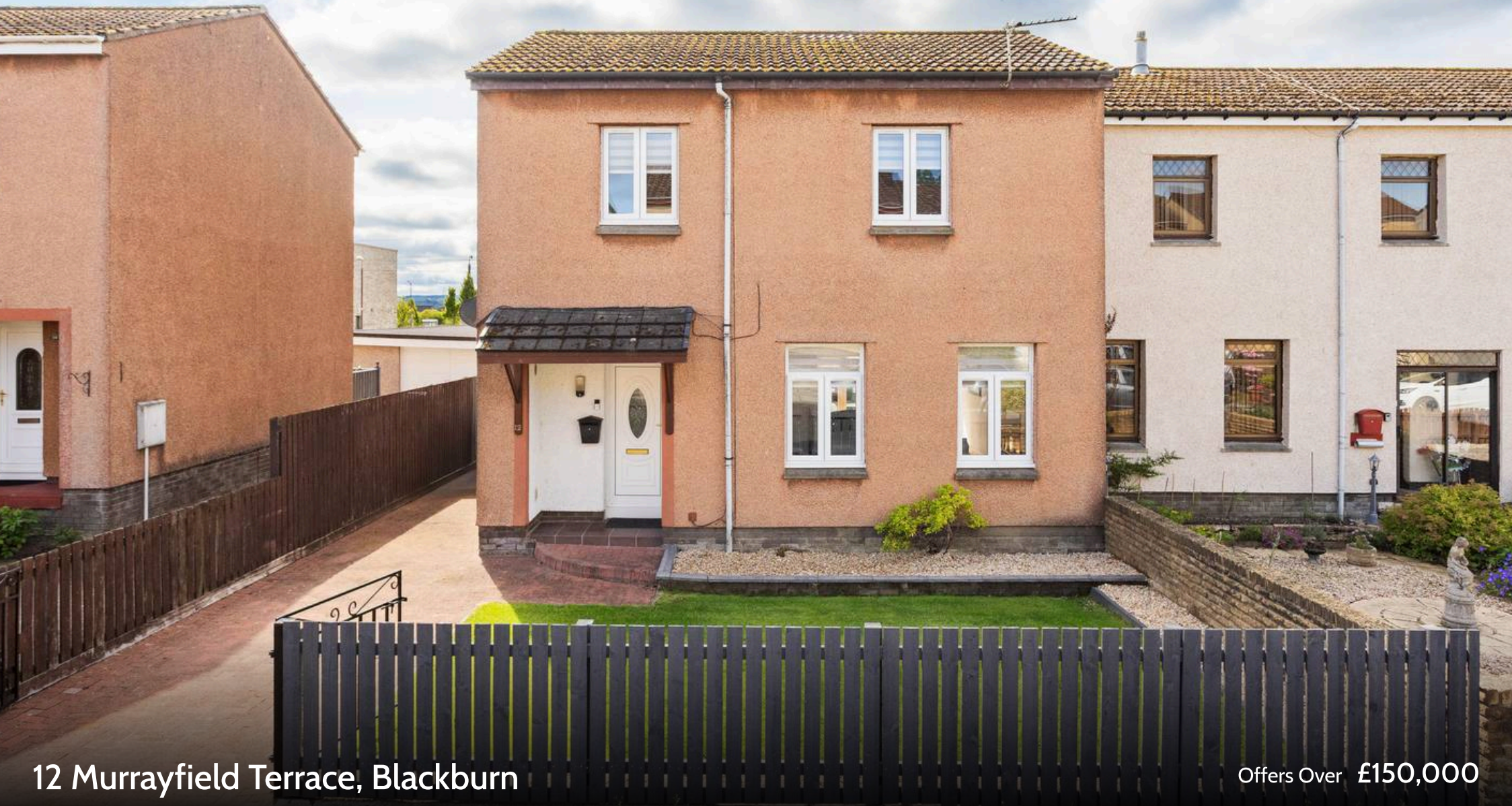




12 Murrayfield Terrace, Blackburn

Offers Over £150,000



12 Murrayfield Terrace, Blackburn

Set within an popular residential area of Blackburn, Murrayfield Terrace is a spacious and versatile three bedroom family home, offering generous accommodation across two levels, a fantastic south facing rear garden, two detached garages and off street parking. With bright living spaces, excellent storage and plenty of scope for a new owner to make their own mark, this is a home with a great deal to offer.

Upon entering the property, you are welcomed into a spacious entrance hallway, providing a practical introduction to the home and benefiting from a generous storage cupboard, ideal for keeping coats, shoes and everyday household essentials neatly tucked away.

To the right hand side, positioned towards the front of the property, is the impressive open plan living and dining area. This is a wonderfully bright and spacious room, with multiple windows allowing an abundance of natural light to flow through the space. The living area offers excellent proportions with plenty of flexibility for a variety of furniture configurations, while the warm toned wood flooring runs throughout and adds character to the room.

The space continues seamlessly towards the rear into the dedicated dining area, where there is ample room for a full sized family dining table and chairs. French doors span much of the rear wall, flooding this end of the room with further natural light while providing a lovely outlook and direct connection to the garden. Altogether, this is a fantastic sociable space for both everyday family life and entertaining.

Returning to the hallway and continuing towards the rear of the property, you will find the kitchen. The kitchen offers an excellent amount of worktop and storage space, with a comprehensive range of wood effect wall and base mounted cabinetry complemented by contrasting dark work surfaces and contemporary black handles.



Dark metro style tiling creates a striking finish around the cooking area, while the kitchen incorporates an integrated oven, gas hob and stainless-steel extractor hood. A large window positioned above the sink brings plenty of natural light into the room, while a rear door provides convenient direct access outside.

Stepping into the south facing rear garden, buyers will find one of this property's real highlights. The generous garden offers an excellent combination of lawn, paved pathways and seating areas, creating a practical outdoor space with plenty of room for relaxing, entertaining and family life.

Immediately outside the living and dining area is an attractive area of composite decking, accessed directly through the French doors and providing the perfect spot for outdoor furniture and enjoying the sunnier aspect. Beyond this sits a substantial lawn, with established planting and space for keen gardeners, while a greenhouse offers further appeal for those looking to grow their own plants and produce.

The garden is also particularly impressive from a practical perspective. There are two separate detached garages, offering fantastic storage, workshop or vehicle space, with pedestrian side access in addition to standard vehicle access. Further parking, along side your driveway, is available to the rear of the property, adding another valuable feature rarely found alongside such generous garden space.

Heading back inside and upstairs, the staircase is finished with an eye catching tartan carpet, adding a touch of character as you make your way to the first-floor accommodation.

At the front of the property on the right hand side is bedroom one, a generously proportioned principal bedroom currently comfortably accommodating a king size bed alongside additional freestanding bedroom furniture. The room offers plenty of floor space and flexibility for buyers to introduce wardrobes, drawers or a dressing area to suit their own requirements.

Continuing along the hallway is bedroom two, also positioned towards the front of the property. Another well proportioned bedroom, it currently accommodates a substantial bed while benefiting from an impressive run of built-in sliding wardrobes, incorporating mirrored doors and providing an excellent amount of concealed storage without compromising the usable floor space.





At the end of the hallway is bedroom three. Currently utilised as more of a dressing and additional use space, this is an incredibly versatile room which could easily be adapted to suit the needs of its next owner. With proportions capable of accommodating a double bed, it would work equally well as a third bedroom, home office, dressing room, nursery or guest room.

Completing the first floor is the family bathroom, a bright and well proportioned space finished with extensive white wall tiling and a contrasting decorative border. The suite comprises a WC, wash hand basin and full sized bath with shower over, while an obscured window provides natural light and privacy. The bathroom also benefits from practical tiled flooring and useful space around the suite.

Murrayfield Terrace enjoys a convenient position within Blackburn, with a wide variety of everyday amenities within easy reach. Local schooling includes Murrayfield Primary School, situated on Catherine Terrace in Blackburn, alongside a number of additional primary education options within the wider Blackburn area. West Lothian Council also identifies Blackburn as being within the Bathgate Academy and St Kentigern's Academy

Everyday essentials are particularly convenient, with a Scotmid store located just behind the property, while Blackburn itself offers further shops, community facilities, healthcare and recreational amenities. For a wider selection of shopping and leisure facilities, neighbouring Bathgate and Livingston are both easily accessible.

Commuters are also well catered for. Bathgate Railway Station is approximately two miles from Blackburn, providing rail connections on the Edinburgh Glasgow route, while the nearby M8 and A705 make the location well placed for travel throughout West Lothian and across the central belt. Bathgate also offers a Tesco Superstore and a much wider range of shops, restaurants and amenities, making it a convenient neighbouring town for larger weekly shops and day to day needs.

Home Report Value- £155,000

EPC - D

Council Tax Band - A

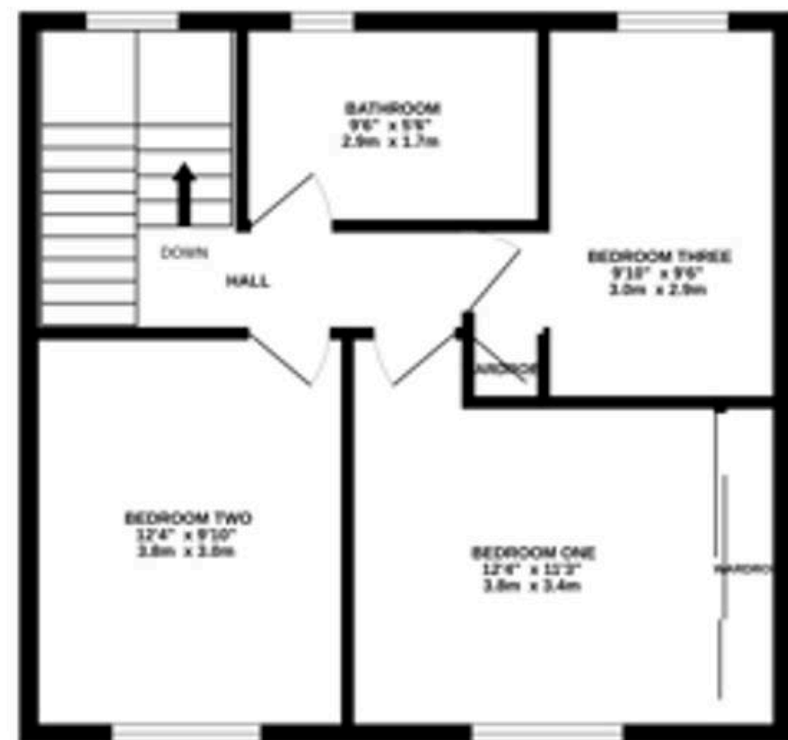
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GROUND FLOOR



1ST 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

