



## DESCRIPTION

Tucked away in a quiet cul-de-sac this well presented three bedroom bungalow located in the popular Beechwood Gardens area of Blackburn if not to be missed.

This attractive home offers spacious, single level living and benefits from a private driveway and garage, providing ample off-road parking. The property features a bright and comfortable living area, a well appointed kitchen, and three generously sized bedrooms, making it ideal for families, downsizers, or those seeking convenient ground-floor accommodation. Situated in a quiet residential setting, yet close to local amenities, transport links, and green spaces, this bungalow combines comfort, practicality, and an excellent location.

The property comprises of :

- Bright and spacious lounge
- Fully fitted kitchen/diner
- Family bathroom with separate shower cubicle
- Two double bedrooms with fitted wardrobes
- Further bedroom
- Conservatory to back
- Large garage with patio doors and electrics
- Fully private rear garden
- Driveway for multiple cars

Viewings by appointment only.



**Location**  
Blackburn is a residential town in West Lothian, Scotland, conveniently located near Bathgate and Livingston, with easy access to the M8 motorway for commuting to Edinburgh and Glasgow. The town offers a range of local amenities, including shops, a post office, a pharmacy, and a library. Families benefit from nearby schools such as Murrayfield Primary School and St Kentigern's Academy. Residents can also enjoy recreational facilities at Blackburn Community Park and the Blackburn Community Centre, which provide sports, play areas, and fitness options.

