



8 Hopefield Place, Blackburn

Offers Over £120,000



8 Hopefield Place

Blackburn

Welcome to Hopefield Place, Blackburn, a well proportioned two bedroom end terrace home offering comfortable living space, a private east facing garden and a two car driveway. Ideally suited to first time buyers, downsizers or investors, this property combines practicality with a convenient location close to schools and transport links.

Upon entering, you are welcomed into a bright and spacious hallway. Positioned to the right hand side is the lounge, a comfortable and inviting space that easily accommodates two large sofas along with additional furnishings. A fireplace creates a focal point within the room, while the large front facing window allows for plenty of natural light, enhancing the overall feel of the space.

To the rear of the property is the kitchen and dining area. The kitchen is fitted with gloss cabinetry and offers ample worktop space, along with space for appliances including hob/oven, a dishwasher, washing machine and fridge freezer. There is space for dining for two to four people, making it ideal for everyday use. Additional storage is provided by a generous pantry cupboard and further under-stair storage. A rear door provides direct access to the garden.

Upstairs, the property offers two well proportioned bedrooms. The principal bedroom comfortably accommodates a king size bed with bedside cabinets and benefits from full mirrored wardrobes along one wall, as well as two additional storage cupboards, providing excellent storage solutions. Bedroom two is another good sized room that can accommodate a double bed with bedside cabinets and features a fitted wardrobe along with a linen cupboard.



The bathroom is fully tiled and comprises a three piece suite including a standing electric shower, offering a clean and functional space.

Externally, the property benefits from a private and low maintenance east facing rear garden, complete with a shed for additional storage. To the front, there is a two car driveway as well as on street parking options.

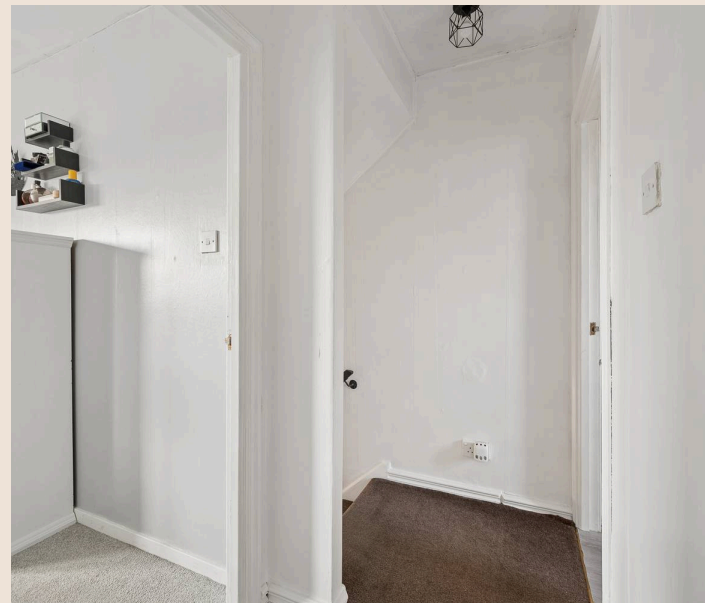
Hopefield Place is ideally located within Blackburn, within walking distance of Blackburn Primary School and Our Lady of Lourdes RC Primary School, with St Kentigern's Academy also nearby. The property benefits from excellent transport links via the M8 and is a short drive from Bathgate Train Station, providing easy access to Edinburgh and Glasgow. A Tesco Superstore and other local amenities are also within close proximity, making this a convenient and well connected place to call home.

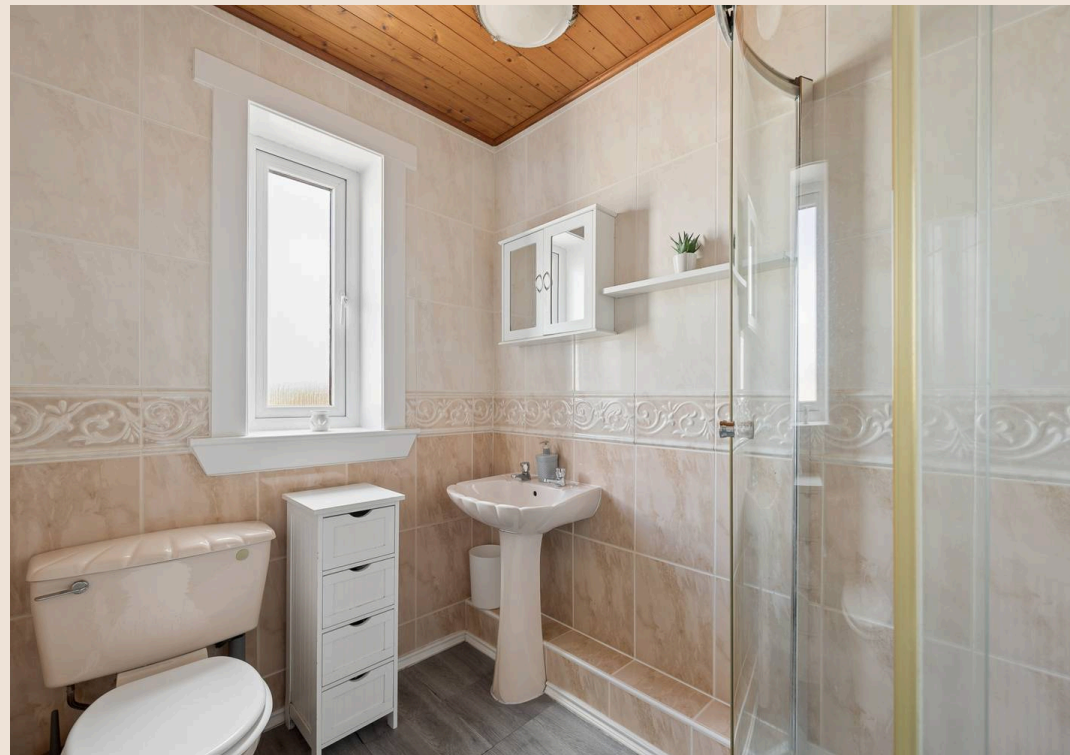
Home Report Value- £125,000

EPC - C

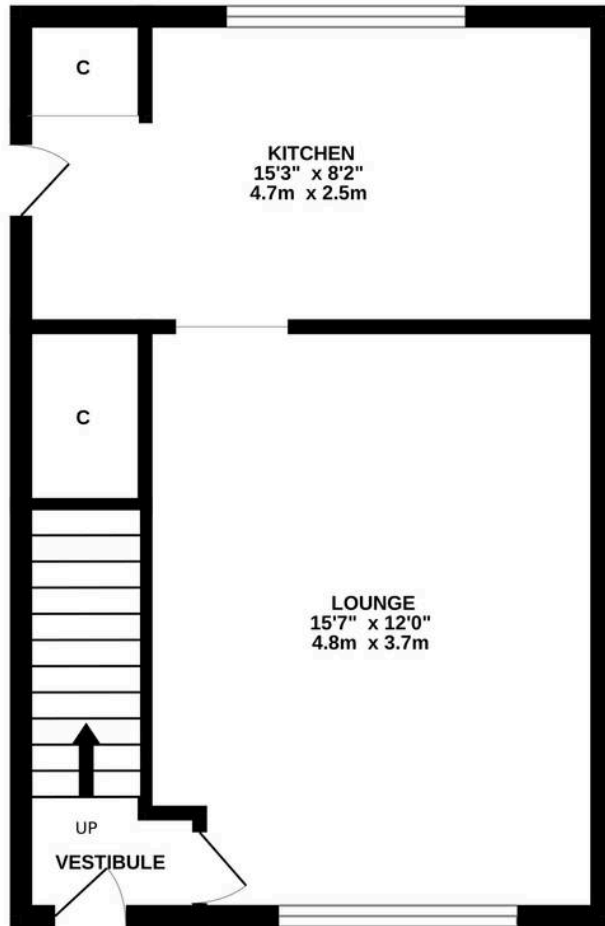
Council Tax Band - A

Square Ft- 764/ 71m2

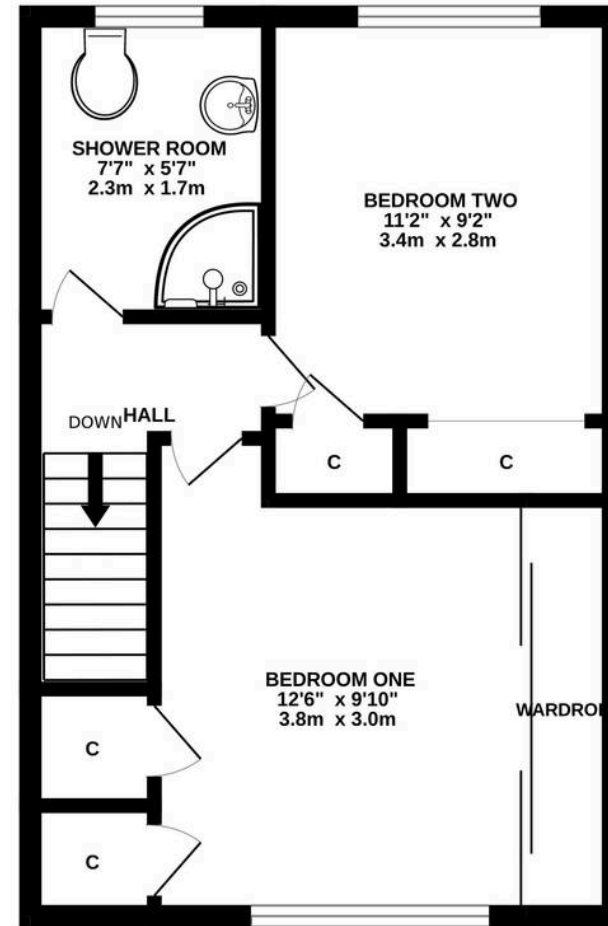




GROUND FLOOR



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.
Made with Metropix ©2026



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

