

Turpie  
&Co



10



Northrigg View, Blackridge, EH48 3EF

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# 10

## Northrigg View, Blackridge



Northrigg View is a beautifully presented four-bedroom home, finished to an immaculate standard and thoughtfully arranged for modern family living. The property enjoys a peaceful yet well-connected setting, just a short walk from Blackridge railway station, offering regular links to Edinburgh and Glasgow, with nearby cycle routes and country parks enhancing its lifestyle appeal.

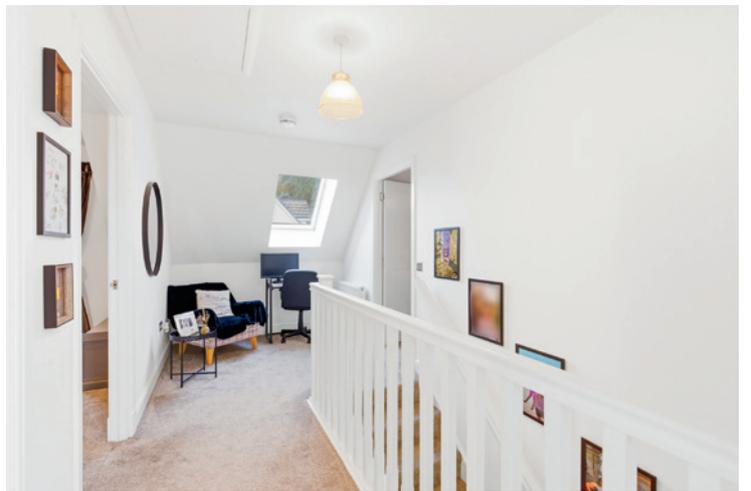
The front door opens into a welcoming entrance vestibule, setting the tone for the quality and care evident throughout. To the left lies the heart of the home: a superb open-plan living, kitchen and dining space. The living area is warm and inviting while the kitchen features French doors opening directly onto the rear garden. Beyond the kitchen is the utility room and WC. Also located on this level is a downstairs bedroom currently being utilised as a playroom.

Upstairs, three further bedrooms are arranged around a bright landing. The principal bedroom features a walk-in wardrobe and en-suite facilities while the other remaining bedrooms are served by a family bathroom. The landing itself benefits from a skylight and is currently being used as a home office.

Externally, the generous rear garden is fully turfed and complemented by an extended patio area. The landscaped front garden and driveway provide excellent kerb appeal and off-street parking.

### *What's special about this house*

- Beautifully presented four-bedroom home finished to an immaculate standard and thoughtfully arranged for modern family living.
- Warm and inviting living room benefiting from a feature fireplace creating an attractive focal point and a cosy atmosphere.
- Modern kitchen fitted with a range of integrated appliances including a five-burner hob with extractor hood, oven, dishwasher and fridge/freezer. A composite sink and generous worktop space further enhance its practicality. Beyond the kitchen, a utility room provides additional storage and worktop space.
- Impressive principal suite boasting a spacious layout and featuring a luxury en-suite and walk-in wardrobe.
- Generous rear garden fully turfed and complemented by an extended patio area ideal for dining and entertaining.
- Landscaped front garden and driveway provide excellent kerb appeal and off-street parking.

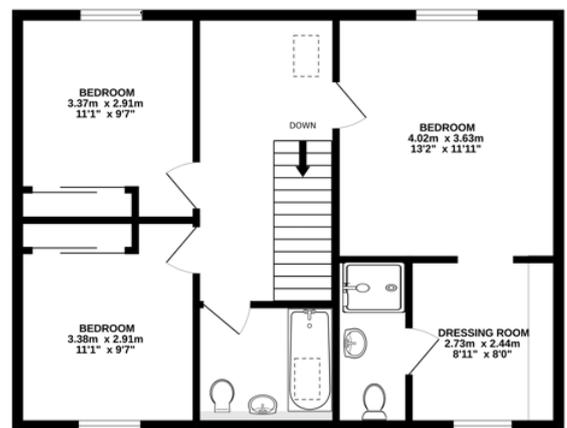


# Location and Amenities

- Small and scenic semi-rural West Lothian village.
- Blackridge Train Station with regular links to Edinburgh and Glasgow is within walking distance.
- Edinburgh Airport is just twenty miles away from the property.
- 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.
- Scenic green spaces nearby including Polkemmet Country Park.
- Nearby Bathgate and Armadale offer a wide variety of pubs, restaurants, post office, convenience stores and local retailers.
- Close to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Armadale Speedway



Ground Floor



First Floor

Home Report valuation	£320,000
Internal floor area	127m <sup>2</sup>
School catchment	Blackridge Primary School Armadale Academy
Council tax band	E
EPC Rating	B
Train station	Blackridge Train Station

## Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, tumble dryer, and fridge/freezer are included.

## Dimensions

### Ground Floor

Lounge	4.20 x 3.72m
Kitchen	5.28 x 2.96m
Utility Room	2.00 x 2.05m
WC	1.53 x 2.05m
Bedroom 2	3.64 x 3.73m

### First Floor

Bedroom 1	3.65 x 4.01m
Ensuite	1.20 x 2.47m
Dressing	2.35 x 2.70m
Bedroom 3	2.91 x 3.38m
Bedroom 4	2.90 x 3.34m
Bathroom	2.25 x 1.90m

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.

Turpie Co

Pioneers in Property



Kirsty Black  
Property Manager