



115

115 Riddochhill Road, Blackburn

Offers Over £115,000



## 115 Riddochhill Road

### Blackburn

Welcome to Riddochhill Road, Blackburn, a well proportioned two bedroom mid terrace home offering spacious accommodation, a private west facing garden and excellent potential for buyers looking to make a home their own. Upon entering, you are welcomed into the hallway, which leads through to the main living areas. To the right-hand side is the front facing lounge, a bright and comfortable space featuring a large window that allows for plenty of natural light. The room can easily accommodate two large sofas, a media wall and additional furnishings, with a fireplace creating a cosy focal point.

The lounge flows seamlessly into the kitchen at the rear of the property. The kitchen is a generous size, offering ample worktop space and cabinetry, along with room for a fridge freezer, washing machine, dishwasher or tumble dryer. It is fitted with a four-point gas cooker, oven and splashback tiling, making it a practical and functional space for everyday living. There is also a large storage cupboard, along with additional under-stair storage and direct access out to the rear garden.

Upstairs, the property offers two spacious double bedrooms. The principal bedroom, located at the front, comfortably accommodates a king size bed with bedside cabinets and benefits from additional space for storage or a dressing area. Bedroom two, positioned to the rear, is equally well proportioned and can also host a king-size bed, with pleasant views over the garden and excellent natural light.



The main family bathroom is fitted with a fully tiled three piece suite, featuring a standing shower.

Externally, the property benefits from on street parking, with scope to create a private driveway to the front, subject to the relevant permissions. To the rear, the west facing garden is a real highlight, a private and generously sized outdoor space that enjoys sunlight throughout the afternoon and evening, ideal for relaxing or entertaining. A shed is also included, providing additional storage.

Riddochhill Road is ideally located within Blackburn, offering excellent convenience for families and commuters alike. Blackburn Primary School is just a short walk away, while Bathgate train station is only a few minutes' drive, providing direct links to Edinburgh and Glasgow. The M8 motorway is also easily accessible and nearby amenities include the Blackburn Partnership Centre, local shops and a Tesco Superstore in Bathgate. Secondary schooling is available at St Kentigern's Academy.

A fantastic opportunity to secure a spacious home with great potential, set within a convenient and well connected location.

Home Report Value- £120,000

EPC - C

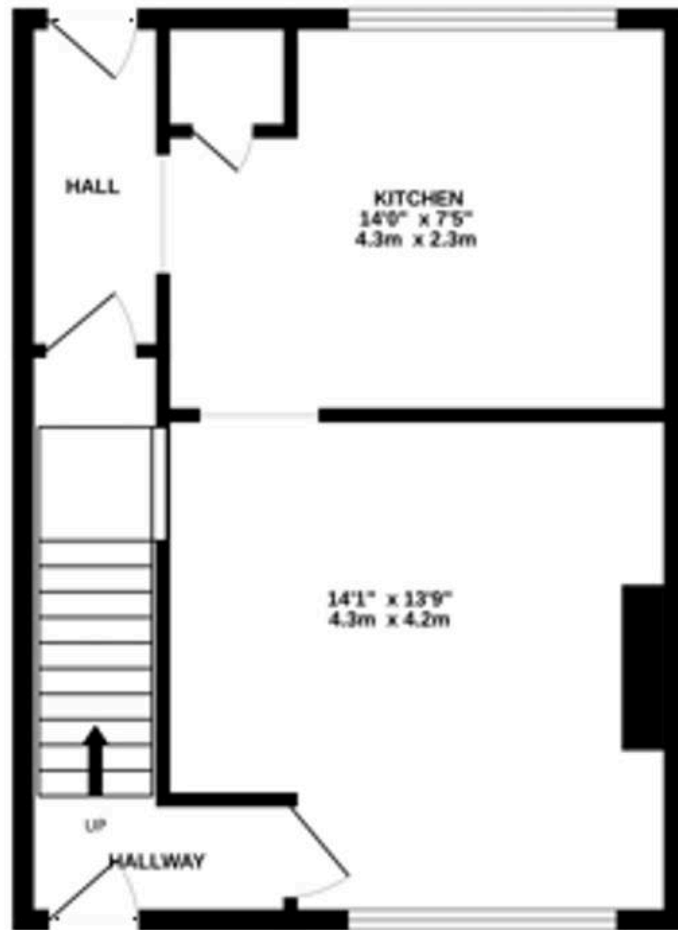
Council Tax Band - A

Square Ft- 764/ 71m2

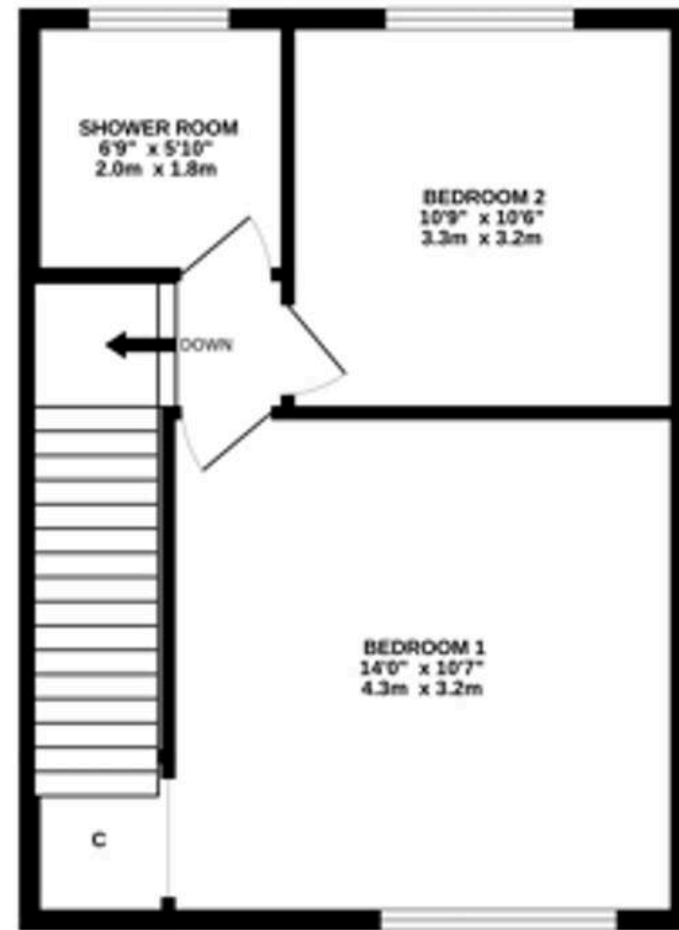




GROUND FLOOR



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.  
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