



17



West Main Street, Blackburn, EH47 7LU

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



# 17

## West Main Street, Blackburn



Beautifully presented four-bedroom semi-detached Blackburn home with idyllic south-east-facing rear views across the River Almond and rolling fields. Boasting high-quality fixtures and fittings, an elegant interior design, and generous proportions this property offers an exceptional lifestyle.

Thoughtfully extended to meet the needs of modern family living, the impressive ground floor layout comprises of a comfortable living room; a south-east-facing contemporary kitchen flowing into an adjoining dining room and benefitting from a well-appointed utility room; luxuriously appointed bathroom and a stylish double bedroom. On the sizeable first floor, there are three additional double bedrooms including an impressive principal spanning nearly the width of the home; a guest WC, and a versatile dressing room.

With swift access to schooling, leisure and retail amenities, and transport links including bus services to nearby Bathgate and Livingston, this immaculate home presents a superb opportunity

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

- Beautifully presented four-bedroom semi-detached home characterised by generous proportions, an elegant interior design, high-quality fixtures and fittings, and idyllic views across the River Almond.
- Comfortable living room with handsome wooden flooring and a neutral colour palette.
- Sleek contemporary kitchen boasting a U-shaped layout featuring grey wall and floor units, a metro-tiled splashback, and smooth white worktops. Alongside a Belfast sink, high-spec appliances include a striking black range cooker and extractor hood. A well-appointed utility offers additional storage.
- Elegant dining room perfect for hosting friends and family.
- Spectacular south-east-facing principal double bedroom flooded with natural light and adorned with a crisp colour scheme and plush carpeting. Spanning nearly the width of the home, it allows for a variety of furniture configurations and enjoys captivating views from twin windows across the surrounding landscape.
- Enclosed south-east-facing rear garden looking across the River Almond and rolling fields.















# Location and Amenities

- Catchment for Blackburn Primary School and Blackburn Academy.
- Blackburn has local amenities to meet daily shopping needs along with bustling pubs, restaurants, takeaways, and cafès. There is also a GP and library.
- Bathgate and Livingston town centres with their array of shops, restaurants, and bars are two and five miles away respectively.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (27 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 14 miles from the property.
- Scenic green spaces on the doorstep including Polkemmet Country Park.
- Near to family-friendly recreational activities including Blackburn Bowling Club and Blackburn Community Centre

“Beautifully presented four-bedroom home with elegant interiors, idyllic rear views, and a spacious layout designed for modern family living.”

Home Report valuation	£300,00
Internal floor area	220.4m2
School catchment	Blackburn Primary School St Kentigern's Academy
EPC Rating	Band C
Council tax band	Band F
Train station	Bathgate, 2.4 miles

## Extras

All floor coverings, all light fittings, all blinds, oven/hob, dishwasher, and fridge, freezer



## Dimensions

<b>Ground Floor</b>	
Living Room	4.24m x 3.80m
Kitchen	3.38m x 3.19m
Dining Room	3.77m x 3.09m
Bedroom (1)	4.23m x 4.08m
Bathroom	3.35m x 2.78m
Utility Room	3.37m x 1.67m
Garage	4.72m x 4.54m

<b>First Floor</b>	
Bedroom (2)	7.00m x 4.65m
Bedroom (3)	4.62m x 4.15m
Bedroom (4)	3.81m x 3.33m
WC	2.12m x 1.33m

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



Turpie Co

Pioneers in Property



Kirsty Black  
Property Manager

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



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.