

Brownclair Cottage
Blackridge
Bathgate EH48 3AD

Offers Over £299,000

Caesar & Howie
Solicitors & Estate Agents







Brownclair Cottage, Blackridge, EH48 3AD

This is an excellent and rare opportunity to purchase a traditional style detached cottage, set in an attractive semi rural setting, yet within easy reach of schools, amenities etc. Dating back to Circa 1910, it will provide deceptively spacious accommodation with individual character, attractive features and well proportioned rooms. There are superb gardens to rear and side and pleasant open countryside aspects. The property holds further potential and offers broad market appeal. Nearby, Armadale, Blackridge and Bathgate are only a short drive away and provide all the modern day services, schooling, rail station and amenities required.

- **Entrance hall**
- **Lounge with stove/fireplace**
- **Large open plan kitchen/diner**
- **Three bedrooms**
- **Large versatile attic room**
- **Bathroom & Shower room**
- **GCH & Part DG**
- **Attractive/ extensive gardens**
- **Large parking area/drive**
- **Council Tax Band D**
- **Floor area 146m2**
- **Location: situated on the left side of A89, travelling between Armadale & Blackridge.**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk









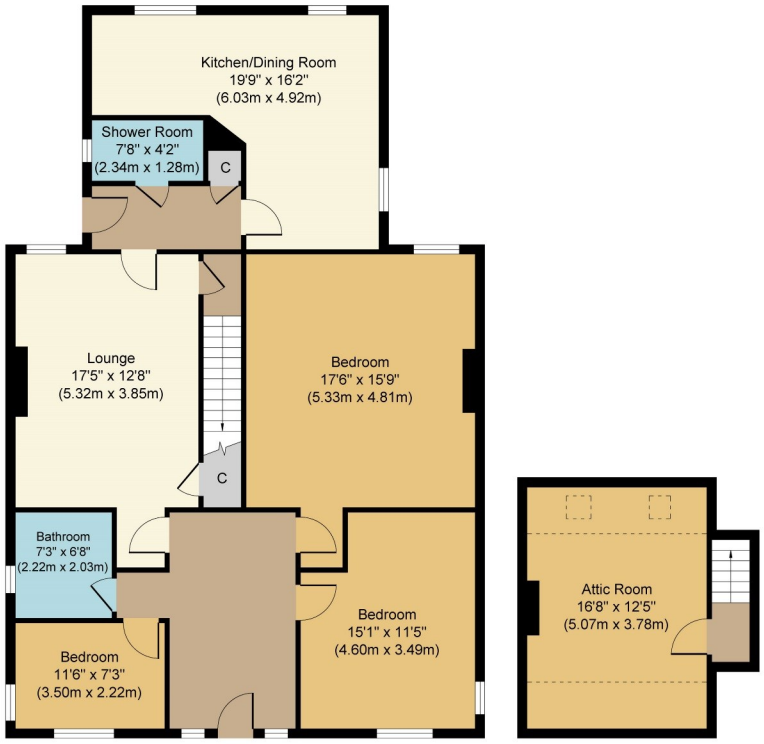
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Ground Floor
Approximate Floor Area
1361 sq. ft
(126.48 sq. m)

Attic Floor
Approximate Floor Area
231 sq. ft
(21.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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