

Turpie
&Co



Graham Court, Blackburn, EH47 7BT

Visit www.turpies.com
or telephone 01506 668448



23

Graham Court, Blackburn



Situated within an established residential area of Blackburn, this three-bedroom detached bungalow offers spacious and versatile accommodation, all conveniently arranged over one level. With a generous lounge, fitted kitchen, three bedrooms, a family bathroom and a detached garage, the property presents an excellent opportunity for a range of buyers.

Internally, the accommodation comprises a welcoming entrance hallway with useful storage, a generously proportioned lounge with an attractive feature fireplace, and a contemporary fitted kitchen with integrated appliances and access to the garden. Three well-proportioned bedrooms offer flexibility for family living, guests or home working, while a family bathroom completes the accommodation.

Externally, the property benefits from established, enclosed gardens, with the private south-west-facing garden providing a wonderful space for relaxing and entertaining. A substantial monoblock driveway offers parking for several vehicles and leads to a detached garage.

What's special about this house

- Peaceful cul-de-sac setting, occupying a generous corner plot within an established residential area.
- Generously proportioned lounge featuring an attractive fireplace, creating a welcoming space to relax and entertain.
- Contemporary fitted kitchen with integrated appliances and convenient access to the garden.
- Three well-proportioned bedrooms offering flexibility for family living, guests or home working.
- Private south-west-facing garden, enjoying the sunshine and an excellent degree of privacy.
- Substantial monoblock driveway offering off-street parking for several vehicles, together with a detached garage.

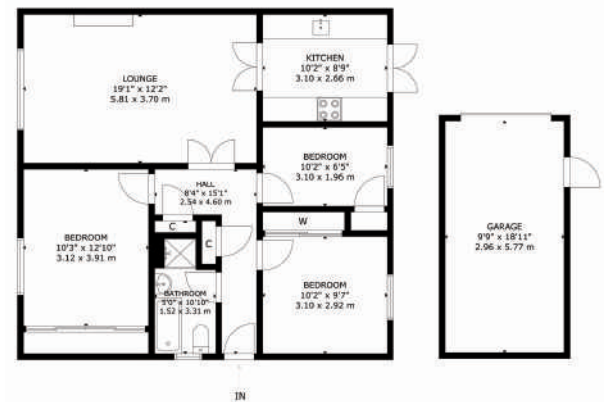


Location and Amenities

- Blackburn has local amenities to meet daily shopping needs along with bustling pubs, restaurants, takeaways, and caf  s. There is also a GP and library.
- Bathgate and Livingston town centres with their array of shops, restaurants, and bars are 2 and 5 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 10-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.

“A wonderful detached bungalow offering spacious single-level living, private south-west-facing gardens and a peaceful cul-de-sac setting.”

Home Report valuation	�270,000
Internal floor area	76m2
School catchment	Our Lady Of Lord PS & Murrayfield PS Bathgate Academy & St Kentigern's Academy
Council tax band	Band D
EPC rating	Band C
Train station	Bathgate



Dimensions

Lounge	5.81 x 3.70m
Kitchen	3.10 x 2.66m
Bedroom	3.12 x 3.91m
Bedroom	3.10 x 2.92m
Bedroom	3.10 x 1.96m
Bathroom	1.52 x 3.31m
Garage	2.96 x 5.77m

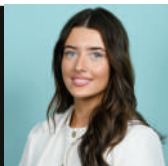
Extras

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

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



Ava Steele
Property Manager

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.