



28 Allison Gardens, Blackridge

Blackridge

Offers Over **£300,000**



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Blackridge

Allison Gardens, Blackridge is an exceptional four bedroom detached family home, offering spacious and versatile accommodation within a highly sought after residential development. Boasting fantastic kerb appeal with a beautifully maintained frontage, detached garage and private driveway, this impressive home enjoys a peaceful setting in one of Blackridge's most desirable neighbourhoods, making it an ideal choice for growing families seeking both space and convenience. Stepping inside, you are welcomed by a bright and spacious entrance hallway, setting the tone for the generous proportions found throughout the home. The thoughtful layout creates a wonderful sense of flow, making everyday family life and entertaining effortless.

Positioned to the front of the property, the generously sized lounge is beautifully presented in neutral décor with contemporary grey tones, creating a warm and inviting atmosphere. An elegant archway leads seamlessly into the formal dining room, allowing the spaces to feel connected while still maintaining their own identity. The dining area continues the modern colour palette and provides an excellent setting for family meals or hosting guests, before naturally leading back into the hallway, further highlighting the superb flow of the home.

To the rear of the property lies the recently refurbished kitchen, finished to an excellent standard with a contemporary design, an abundance of cabinetry and generous worktop space. Overlooking the beautifully landscaped rear garden, this bright and practical room provides the perfect hub for day to day family living.

Adjacent to the kitchen is the fourth bedroom, currently utilised as a stylish home office. This versatile room enjoys peaceful garden views and could equally serve as a guest bedroom, playroom or additional family room depending on your needs.



Also located on the ground floor is the family bathroom, presented in neutral tones with attractive tiled finishes, creating a fresh and timeless feel. Completing the downstairs accommodation is a further spacious double bedroom, offering ample room for a double bed and additional furniture, making it ideal for guests, older children or multi generational living.

Ascending to the upper floor, you'll find two further generously proportioned double bedrooms. Both offer excellent floor space along with fitted storage, comfortably accommodating super king size beds and additional bedroom furniture. The principal bedroom, positioned to the front of the property, further benefits from its own private en-suite shower room, providing a peaceful retreat at the end of the day.

Externally, the landscaped rear garden offers a fantastic space to relax, entertain or enjoy family time throughout the seasons, while the detached garage and private driveway provide excellent parking and additional storage.

Situated within the popular village of Blackridge, this home enjoys an excellent location for families and commuters alike. Everyday amenities, including local shops, schools, healthcare facilities and Blackridge Train Station, are all within easy reach, while nearby motorway connections provide convenient access to both Edinburgh and Glasgow. Surrounded by scenic countryside yet offering excellent transport links, Alison Gardens delivers the perfect balance of village living and modern convenience.

Combining generous family accommodation, a beautifully updated interior, excellent outdoor space and a highly desirable location, this outstanding home offers a fantastic opportunity for buyers looking to settle in one of Blackridge's most popular residential developments.

Home Report Value- £310,000

EPC - B

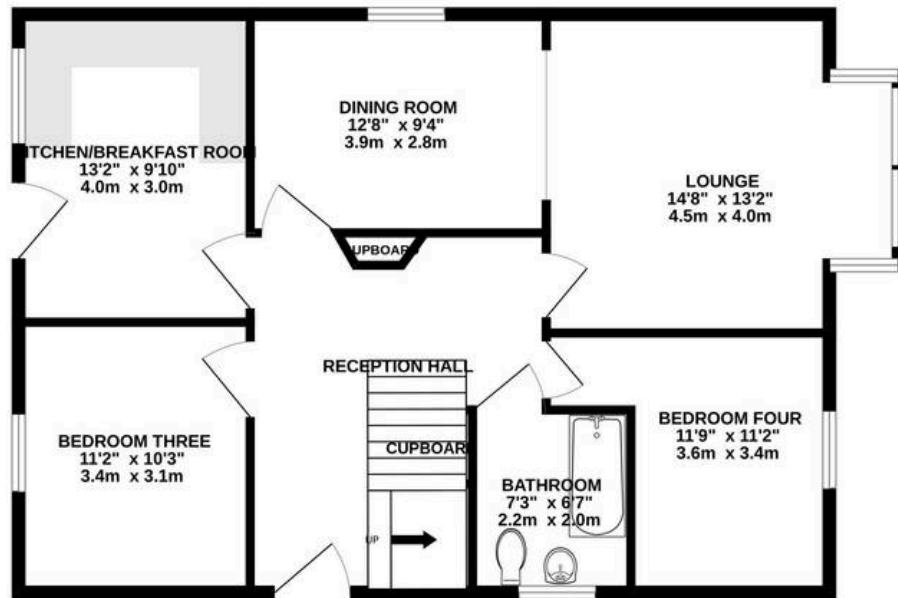
Council Tax Band - E

Square Ft-1335 / 124m²

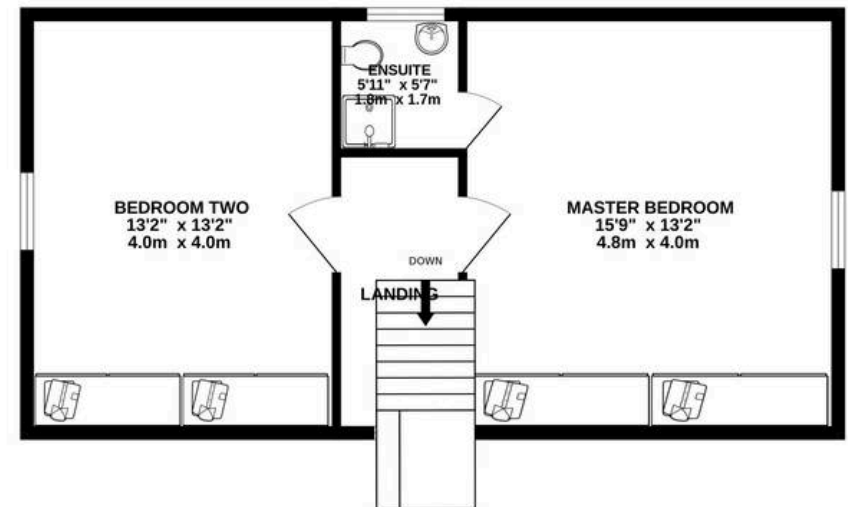




GROUND FLOOR



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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