



14 Daisyhill Road, Blackburn

Offers Over £210,000



14 Daisyhill Road

Blackburn

Offering generous living space, a driveway and a private rear garden, this three bedroom semi detached home on Daisyhill Road is a fantastic opportunity for families, first time buyers or those looking for a home they can make their own. The spacious lounge flows beautifully into the dining area, creating an impressive open living space with French doors opening directly onto the garden.

Entering through the front door, the hallway provides access to a handy downstairs WC before leading through to the main living accommodation.

The lounge is a particularly generous space, with a large front facing window bringing in plenty of natural light. Wood effect flooring runs through the room, while decorative wall panelling and corning add character. The lounge opens naturally into the dining area beyond, giving the ground floor a lovely sense of space and making it ideal for both everyday family life and entertaining.

Positioned to the rear, the dining area has ample room for a family dining table, with French doors opening directly onto the garden. From here, there is access into the kitchen, fitted with a range of light coloured cabinetry complemented by dark worktops and patterned flooring. There is an integrated oven and gas hob, space for additional appliances and a rear door providing further access to the garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a spacious double with mirrored fitted wardrobes providing excellent storage. The second bedroom is another good sized room and also benefits from built in storage, while the third bedroom provides a versatile additional space.



Completing the upper accommodation is the family bathroom, finished with contemporary tiling and comprising a corner bath with shower above, wash hand basin and WC.

Externally, the property benefits from its own driveway providing convenient off road parking. To the rear is an enclosed garden with a substantial decked area immediately outside the house, creating a great space for outdoor seating and summer dining, with the garden continuing beyond to provide further outdoor space.

With generous living accommodation, three bedrooms, excellent storage, private parking and a good sized rear garden, this is a well proportioned home with plenty of potential for its next owners to put their own stamp on it.

Blackburn is a well established West Lothian community, conveniently positioned between Bathgate and Livingston with a good selection of local shops, healthcare and everyday amenities.

Families are well catered for with Blackburn Primary School, Murrayfield Primary School and Our Lady of Lourdes Primary School within the village, alongside St Kentigern's Academy and Bathgate Academy for secondary education.

For commuters, Blackburn offers excellent road links towards Livingston, Bathgate and the M8, providing easy access to both Edinburgh and Glasgow. Nearby Bathgate also offers a wider range of shopping and leisure facilities together with regular rail connections, making Blackburn a convenient choice for families and commuters alike.

Home Report Value- £220,000

EPC - C

Council Tax Band - D

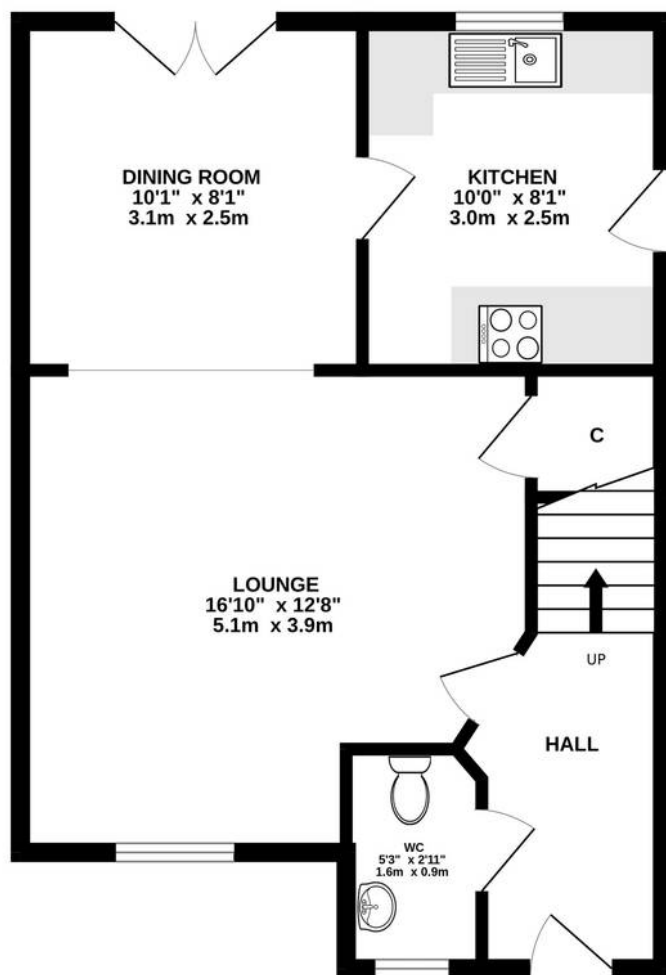
Square Ft- 926/ 86m2

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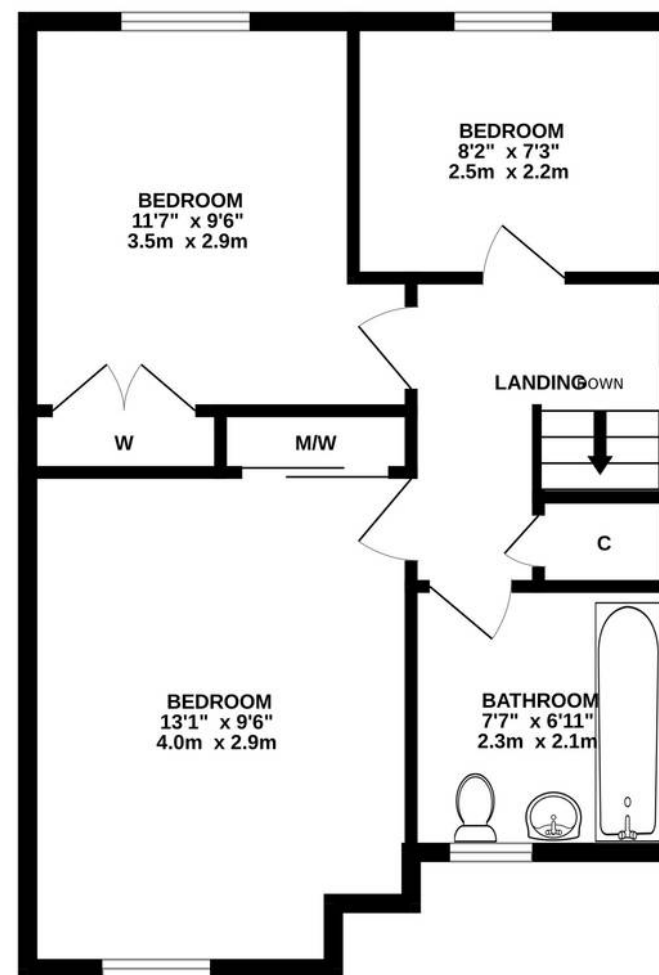




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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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