



RALPH SAYER
SOLICITORS & ESTATE AGENTS

47A Main Street
Blackridge, West Lothian EH48 3RL

47A Main Street

Nestled in the village of Blackridge, this delightful end-of-terrace cottage is a hidden gem that seamlessly blends semi-rural charm with modern living. Perfectly positioned for easy commuting, you'll find yourself centrally located between Glasgow and Edinburgh, with the M8 just a short drive away. Step inside to discover an enchanting upside-down layout that maximizes your living space. The upper level welcomes you into a bright and airy open-plan lounge and kitchen, bathed in natural light from a skylight and glazed patio door. The inviting atmosphere is perfect for relaxing or entertaining, with the patio door opening onto a small balcony. The kitchen runs along one wall, providing ample storage and workspace. Retreat downstairs to find two well-proportioned double bedrooms, with the larger bedroom featuring fitted wardrobes, leaving plenty of space for other pieces of furniture. Finally, the bedrooms share a bright and modern three-piece shower room.



Property Summary

- Located in the village of Blackridge, neighbouring Armadale & Bathgate
- Open plan lounge & kitchen
- Two double bedrooms (one with fitted wardrobes)
- Bright three-piece shower room
- Gas central heating & double glazing
- Excellent storage with large hall cupboard
- On-street parking
- EPC Rating - D | Council Tax Band - B

Home Report Value - £90,000







Charming
two bedroom
end of terrace
cottage, in
Blackridge





Parking: On-street

Extras: all fitted floor coverings, curtains/blinds, light fittings, and all kitchen appliances, to be included in the sale.
(Other items of furniture included, if desired)

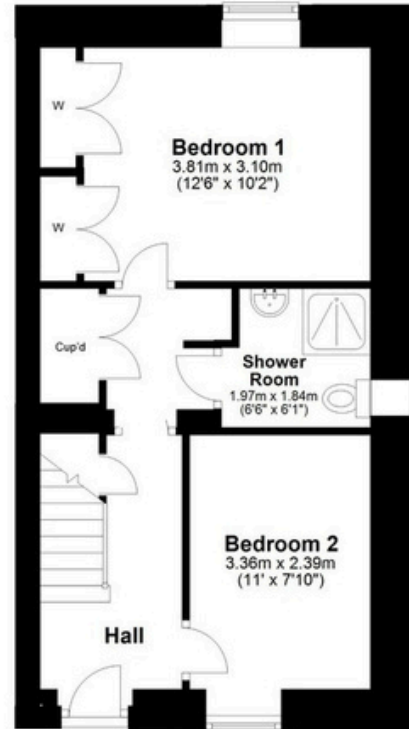
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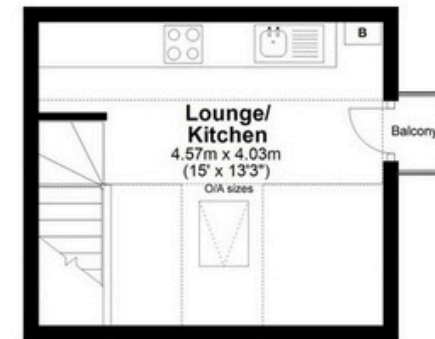
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Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor
Approx. 38.5 sq. metres (414.1 sq. feet)

Total Area: approx.
56.9 sq.metres (612.2 sq. feet)



First Floor
Approx. 18.4 sq. metres (198.2 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



COMMON GREEN AREA NEXT TO PROPERTY

Blackridge is a village, lying just west of Armadale and Bathgate, and 3 miles north of the M8. It has its own primary school, medical practice and train station. Bathgate is a popular commuter town, adjacent to the M8 and 5 miles from Livingston. Due to its close proximity to the M8 it offers fast efficient connections to Edinburgh, Glasgow, the M9 and Edinburgh International Airport. The town centre offers a good range of shopping, including a Tesco superstore, with more extensive shopping found at the Almondvale centre in Livingston. There are two local golf courses, Bathgate and Balbardie, along with the Xcite leisure and swim centre. Beescraig country park is a short drive away. Excellent schooling is provided with a choice of two secondary schools and six primary schools. As well as the M8, there are great transport links with a train station and regular bus services.