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34 Riddochill Road, Blackburn EH47 7ER

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# 34

Riddochill Road, Blackburn

**This two-bedroom lower villa in the village of Blackburn boasts deceptively spacious and well-presented accommodation that will appeal to a variety of buyers.**

Welcoming and comfortable throughout the property includes a bright and spacious south-facing living room; a well-designed kitchen; two light and airy double bedrooms and a wet room. Externally there is a sizeable rear garden and on street parking.

Ideally situated the home offers easy access to schooling, leisure and retail amenities, and transport links including bus services to nearby Bathgate and Livingston.

## *What's special about this house*

- Well-presented two-bedroom lower villa with a rear garden and driveway.
- South-facing living room flooded with natural light and featuring a tasteful décor that includes wood-inspired flooring and an electric fireplace set in a striking hearth and mantle.
- Well-designed kitchen boasting cream wall and floor units, quartz-effect worktops and a tiled splashback. Space allows for freestanding appliances.
- Comfortable and spacious principal double bedroom with a large picture window overlooking the rear garden.
- Enclosed rear garden now requiring some maintenance.
- Popular residential location.





# Location and Amenities

- Blackburn has local amenities to meet daily shopping needs along with bustling pubs, restaurants, takeaways, and cafés. There is also a GP and library.
- Bathgate and Livingston town centres with their array of shops, restaurants, and bars are two and five 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 5-minute drive.
- Edinburgh International Airport is just 14 miles from the property.
- Scenic green spaces on the doorstep including Polkemmet Country Park.
- The play park is just a short walk away
- Near to family-friendly recreational activities including Blackburn Bowling Club and the Blackburn Community Centre which houses a sports hall.



*“Spacious two-bedroom villa in Blackburn with bright interiors, a large garden, and excellent access to amenities and transport.”*

Home Report valuation	£90,000
Internal floor area	63 m <sup>2</sup>
School catchment	Blackburn Primary School, Bathgate Academy
Council tax band	Band A
EPC band	Band C
Train station	Bathgate 2.3 miles Armadale 3.8 miles



## Dimensions:

### Ground Floor –

Living Room	4.63 x 3.93m
Kitchen	3.43 x 2.34m
Bedroom (1)	4.06 x 3.92m
Bedroom (2)	3.92 x 2.74m
Shower Room	2.22 x 1.36m

## Extras

All floor coverings, light fittings, blinds, and curtains 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.

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**Kirsty Black**  
Property Manager