



20 Happy Valley Road  
Blackburn EH47 7RA  
Offers Over £189,500

**Caesar & Howie**  
*Solicitors & Estate Agents*





**20 Happy Valley Road**

**EH47 7RA**

Early viewing is recommended of this popular style detached bungalow, situated in a quiet and sought after area and with excellent further potential for modernisation and upgrading. The property has well proportioned rooms, including an excellent lounge with bay window and ample dining space. Externally, there is a good size enclosed garden to rear with sunny position. This property was originally thought to be a three bedroom and could be re-converted. Well placed for local amenities, public transport and easy access to neighbouring Bathgate and Livingston. Flexible entry. Chain free.

- **Entrance hall/storage**
- **Spacious bay window lounge/diner**
- **Fitted kitchen**
- **Two spacious double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Sizable gardens**
- **Driveway**
- **Council Tax Band D**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

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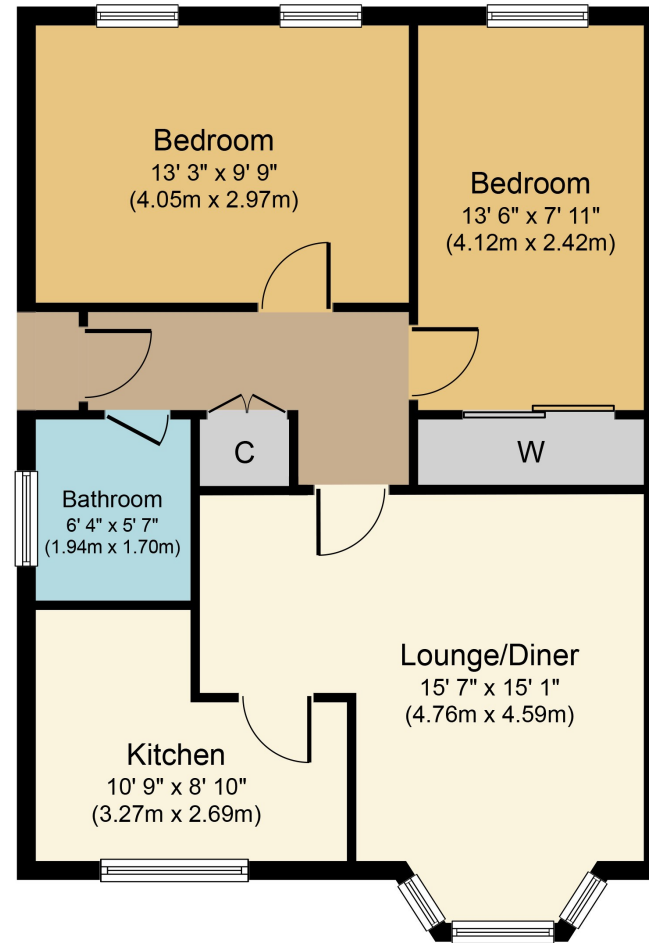




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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