



13 Leishman Court  
Blackridge EH48 3TL  
Offers Over £170,000

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



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This is an excellent and rare opportunity to purchase a popular style detached bungalow, set on a prime plot with sizable south facing garden to rear. It will make an ideal retirement property perhaps and has great further potential. It is well positioned within the village for local amenities, bus services and near-by rail station. Neighbouring towns such as Arma-dale and Bathgate are within easy reach. Immediate/flexible entry available. Chain free.

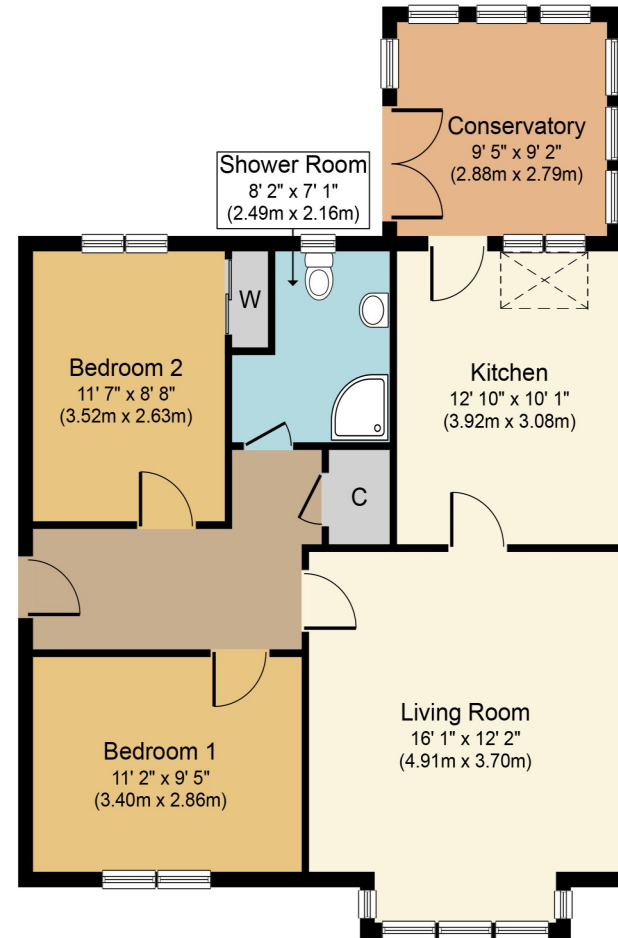
- **Entrance hall**
- **Spacious & bright lounge**
- **Fitted kitchen**
- **Conservatory**
- **Two bedrooms/fitted wardrobes**
- **Shower room**
- **GCH & DG**
- **Sizable gardens on 3 sides**
- **Driveway**
- **Part floored attic**
- **Near amenities & public transport**
- **Council Tax Band D**

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



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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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