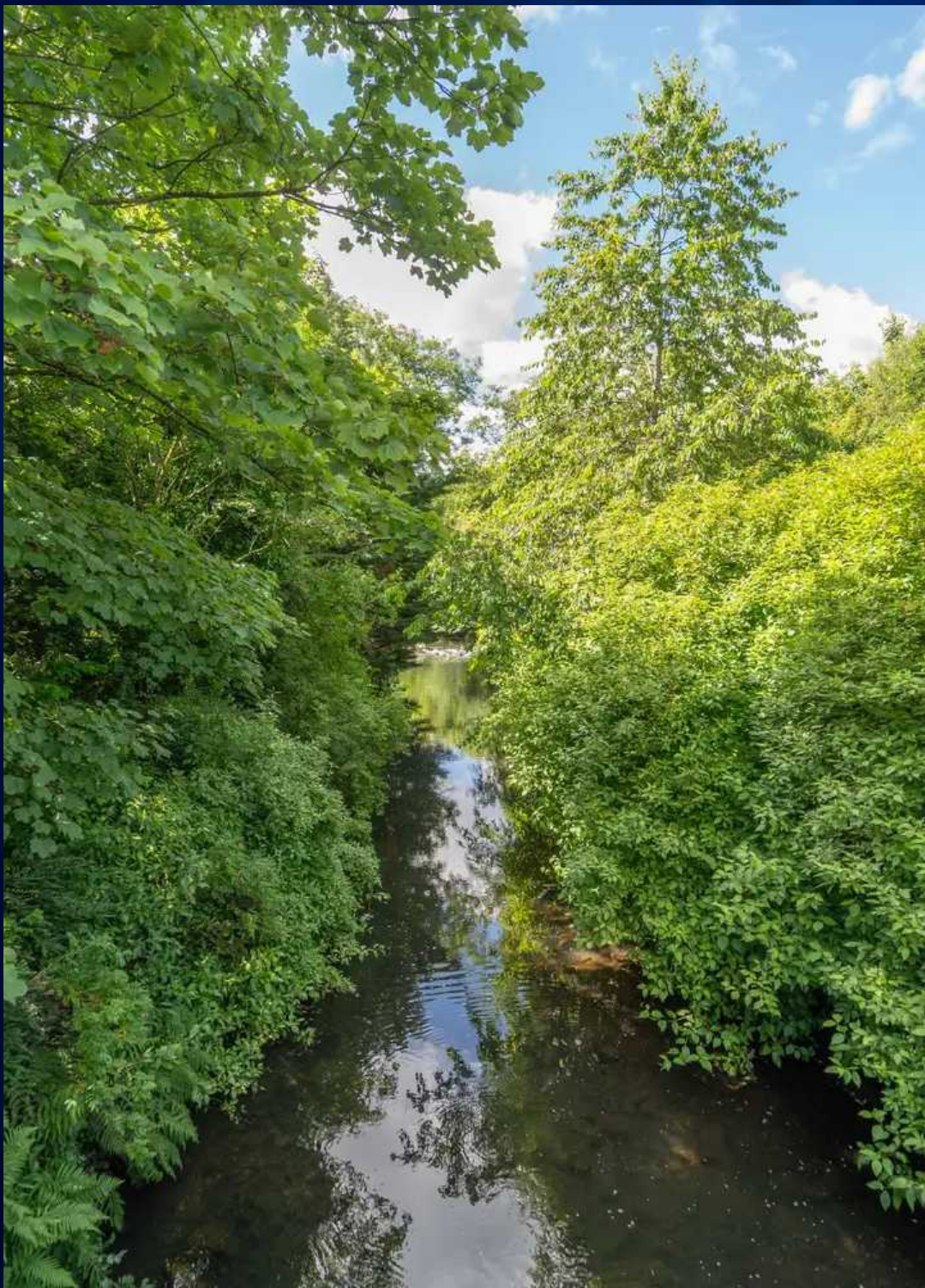




**36 West Main Street, Blackburn**

Offers in Region of **£195,000**



## Rarely Available, Spacious 3 Bed Period Cottage

This fantastic 3-bed cottage is in the popular residential area of Blackburn and oozes lots of character and history. A wonderful space for those looking for a family home, this property in Blackburn will give a fantastic home life. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market

Blackburn offers the perfect balance of rural tranquillity and urban convenience. The town is well placed for the commuter with easy access to the M8 motorway network and Bathgate railway station close by, as well as regular bus services. Residents enjoy a range of recreational activities and nearby parks, green spaces, and walking trails. Blackburn and surrounding areas, offer quality schooling options, at all levels. Local amenities include a variety of shops and cafes providing convenience and vibrant community life. Further shops and restaurants can be found in neighbouring Livingston and Bathgate. Schooling can be found locally as well with nursery, primary and secondary schools all in Blackburn.

### Entrance Hall

The entrance hall is bright and welcoming with a uPVC half glazed front door. Decorated with laminate to the floor, white painted wood panelling to the walls and a ceiling light. From here there is access to the lounge, main bedroom and the converted attic via a hidden stairwell.

### Lounge

**Dimensions 4.768m x 4.674m (15'07" x 15'04")** This generously sized room has floors laid with laminate and neutral paint to the walls. A dual aspect is created by a window to the front and one to the side, with the window recess adding charm. The stone hearth fireplace creates a focal point and bring warmth to the space. A ceiling light, two radiators and power points complete the room.

### Dining Room

**Dimensions 4.227m x 2.985m (13'10" x 09'09")** Stepping down into the room, the character of the property is ignited in this exceptional room. The laminate continues from the lounge and the neutral décor flows through. There are windows to the front and rear of the property and it is well appointed with power points and two radiators for comfort.

### Middle Hallway

Leading off the lounge, there is a small hallway heading through to the kitchen and ground floor bathroom. There is ceramic tiling to the floor and neutral paint to the walls. A large storage cupboard and a central pendant light fitting in this area.

### Kitchen

**Dimensions 3.247m x 2.899m (10'07" x 09'06")** This lovely kitchen is decorated with cream marble effect ceramic tiled flooring, white painted walls and white tile splash backs. A window to the rear along with a glazed uPVC door to the rear garden, bring lots of natural light into the room, strengthened by a florescent tube light to the ceiling. There is white laminate frontages to the base and wall units with complimentary wood effect laminate worktops. A stainless-steel sink with drainer and chrome mixer tap and ample space for free standing appliances. A radiator and power points are also supplied.

### Ground Floor Bathroom

**Dimensions 2.555m x 1.674m (08'04" x 05'05")** A 4-piece suite with all modern décor. This room has grey ceramic tiles to the floor with complimentary grey wet wall panels to the walls. It has stand-alone electric shower cubicle with glass walls and swinging door, a white bath with chrome mixer tap, white concealed cistern WC and a large white vanity sink resting on a matching white storage unit and radiator. The room is lit by downlights to the ceiling and a patterned window to the rear of the property.



### Main Bedroom

**Dimensions 3.897m x 3.647m (12'09" x 11'11")** This wonderful room is located on the ground floor and has a window to the front of the property, with handy storage space beneath. Decorated with neutrally papered walls and laminate flooring. A large, 4 door sliding mirrored wardrobe provides hanging and shelving space. Recessed ceiling downlights, power points and a radiator are all provided.

### Second Bedroom

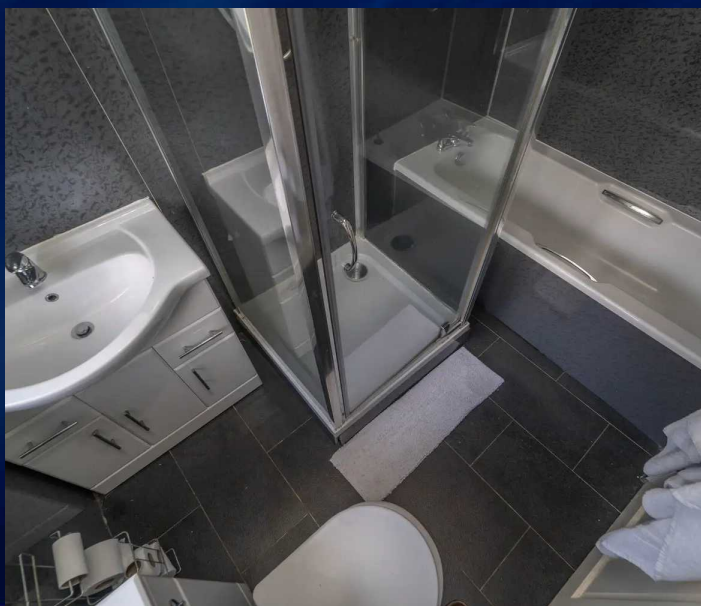
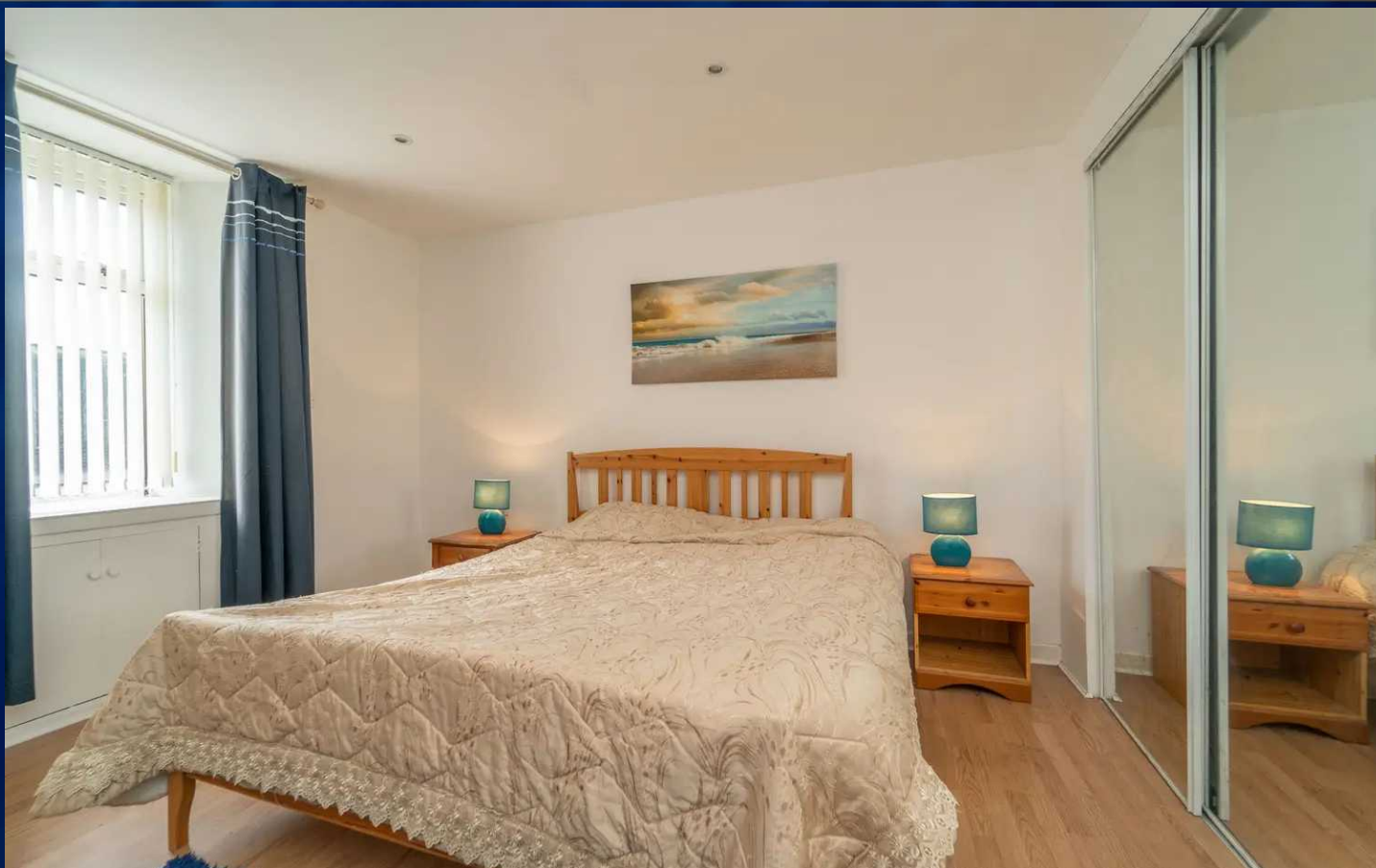
**Dimensions 3.643m x 2.514m (11'11" x 08'03") widens to 3.202m (10'06")** This room is also located on the ground floor and has been decorated with neutral paper to the walls and laminate flooring. There is a window to the rear of the property and a built-in wardrobe. A radiator, power points and a ceiling light are all supplied.

### First Floor Bedroom / Converted Attic

**Dimensions 6.923m x 3.675m (22'08" x 12'04") at maximum -** Hidden behind the wood panelled wall in the entrance hall, is access to the upper level. Rising the carpeted stairs brings you into the converted attic space, currently being used as a third bedroom. There is coombe ceilings on all sides, with a double dormer window facing the rear of the property, bringing in natural light, the room is airy and bright. Finished with a pale grey carpet to the floor and white painted papered walls. There are power points, a ceiling pendant light fitting, radiator and a small crawl space storage area to complete this room.

### Rear Garden

The main rear garden is mostly laid with artificial grass and has a full height fence surrounding, with a gate to the side of the property leading through to an additional side garden and a driveway.



### Additional Items

Tenure: Freehold. Council Tax Band: D. All fitted floor coverings, window blinds, the kitchen items mentioned and the garden shed are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

### OFFERS

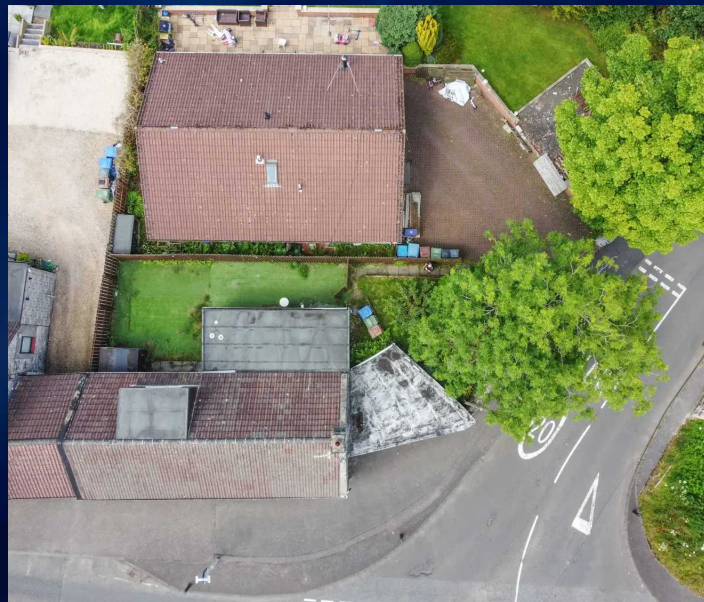
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

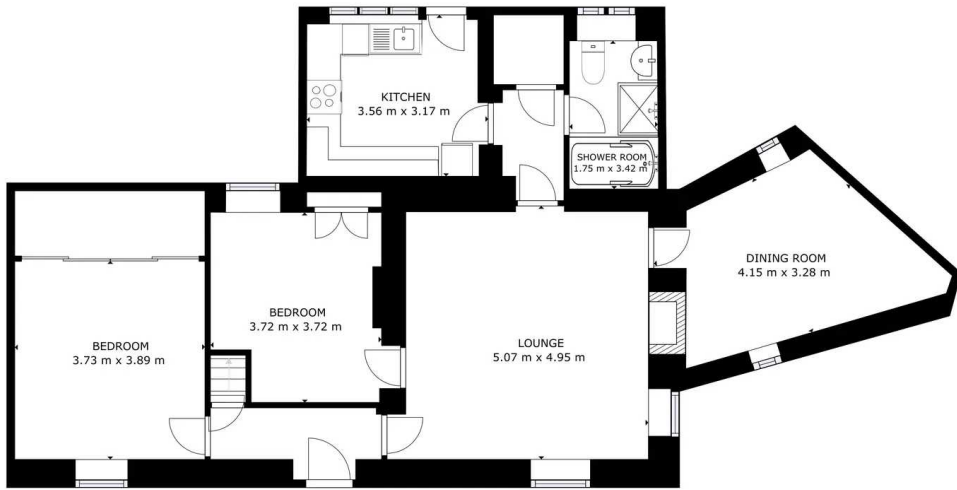
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A		(92+)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	78
(55-68)	D		(55-68)	D	
(39-54)	E	55	(39-54)	E	47
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

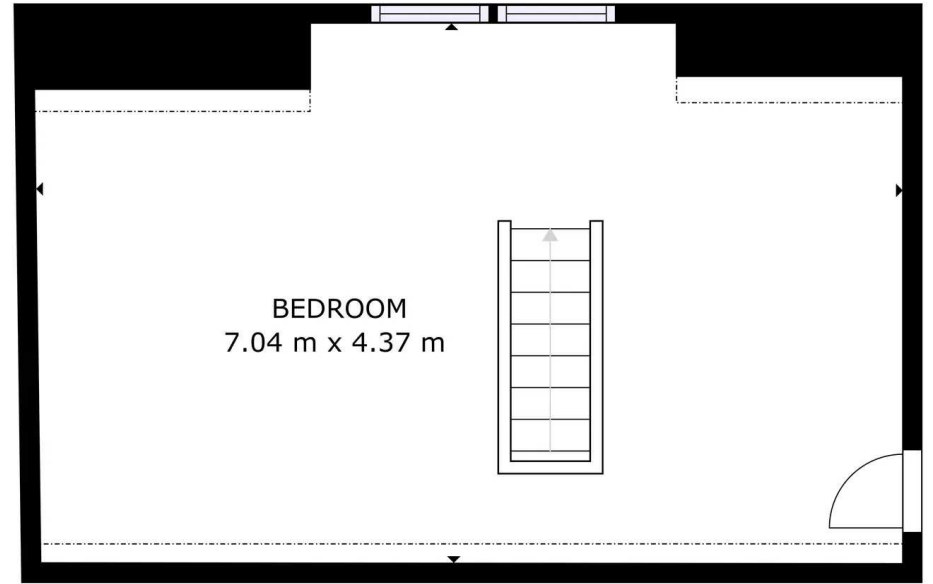


GROUND FLOOR



GROSS INTERNAL AREA  
 GROUND FLOOR: 113.66 m<sup>2</sup>, SECOND FLOOR: 23.98 m<sup>2</sup>  
 REDUCE HEADROOM: 2.11 m<sup>2</sup>  
 TOTAL: 137.65 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR



GROSS INTERNAL AREA  
 GROUND FLOOR: 113.66 m<sup>2</sup>, SECOND FLOOR: 23.98 m<sup>2</sup>  
 REDUCE HEADROOM: 2.11 m<sup>2</sup>  
 TOTAL: 137.65 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.