



3 Northrigg View, Blackridge

Offers Over £299,000



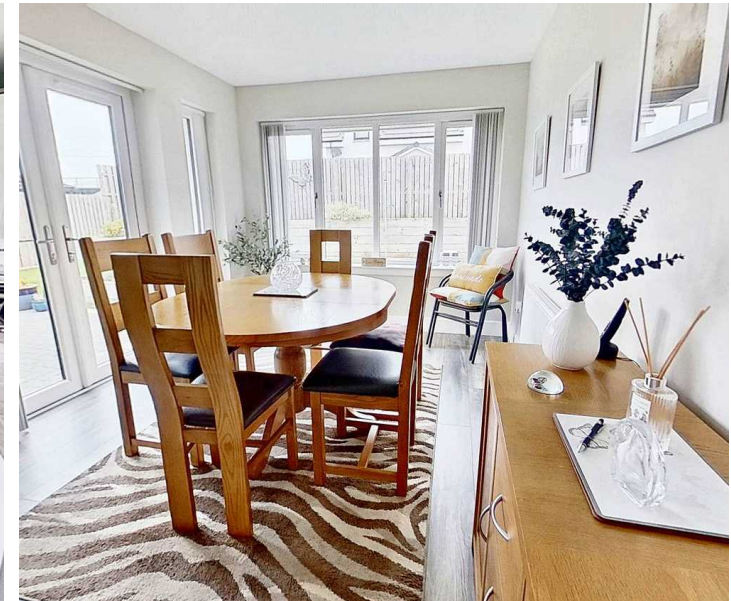
3 Northrigg View

Blackridge, Bathgate

Council Tax band: E

Tenure: Freehold

- Beautiful kitchen with all appliances
- Utility Room
- Three Double Bedrooms/Principal with en-suite shower room
- Sun Room
- Lounge with Bay Window
- Exquisite Detached Bungalow situated in a sought after cul-de-sac location
- Luxury laminate flooring
- Gas Central Heating with a Combi Boiler
- Monobloc Driveway for up to 4 cars
- A short drive from Blackridge Train Station connecting Edinburgh and Glasgow





Vestibule

Access through security door with opaque glazed inset. Glazed door to hall. Luxury quality laminate flooring through all rooms except bedroom three and bathrooms. Radiator, downlighter.

Hallway

Doors to all rooms and two cupboards, one double housing electrics and one walk-in with shelf unit, light and two power points. Hatch to insulated loft.

Lounge

40' 0" x 36' 5" (12.20m x 11.10m)

Comfortable family sitting room with bay and side windows/wood effect venetian blinds. Radiator.

Fitted Kitchen

16' 5" x 9' 2" (5.00m x 2.80m)

Superb room fitted with an abundance of wall and floor mounted units, integrated fridge/freezer, dishwasher, wall mounted double oven, 5 burner hob with glass splashback, designer extractor hood, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with matching splashbacks. Rear facing window with American style vertical blind. Radiator, downlighters. Opening to sun and door to utility room.

Utility Room

25' 7" x 23' 0" (7.80m x 7.00m)

Fitted with base units and full height cupboard housing combi gas central heating boiler, stainless steel sink and mixer tap, complementary worktops. The washing machine is included in the sale but is not warranted. Part opaque glazed door to driveway.

Sun Room

38' 5" x 25' 7" (11.70m x 7.80m)

Delightful sun room currently used as a dining room. Rear window, French doors with two glazed side panels, each with American style vertical blinds. Radiator, 3-way light fitting.

Principal Bedroom

12' 4" x 10' 8" (3.76m x 3.26m)

Spacious principal bedroom with front facing bay



GARDEN

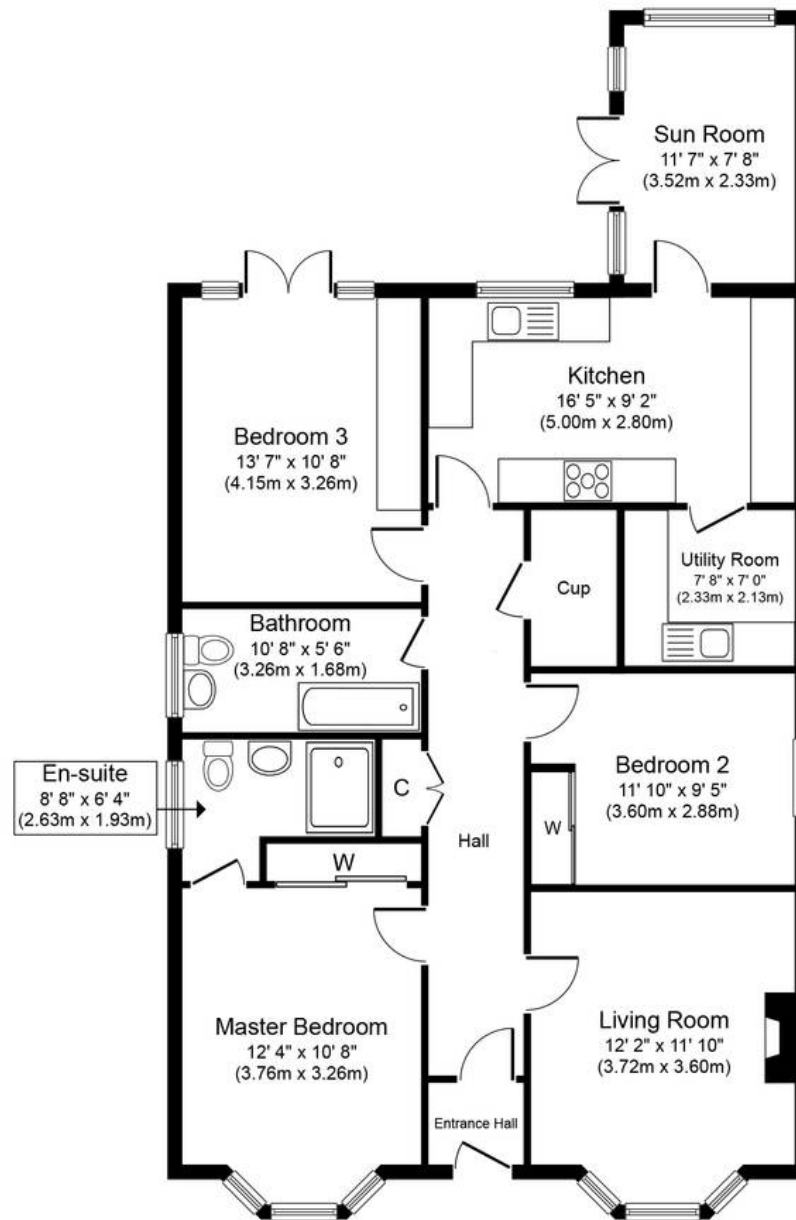
Easily maintained gardens to front and rear. The front garden is laid to chips and the rear garden with grass and a suntrap monobloc patio. Garden shed.

DRIVEWAY

4 Parking Spaces

Monobloc driveway for up to 4 cars.





Approximate Floor Area
1087 sq. ft.
(101.0 sq. m.)

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.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

