



29 Redhouse Court, Blackburn

In Excess of £100,000



**RE/MAX**  
Estate



## 29 Redhouse Court

Blackburn, Bathgate

Stylish 2-bed flat in turn-key condition. Spacious lounge diner, modern bathroom, well-proportioned kitchen, and parking. Ideal for first-time buyers or investors seeking a hassle-free home.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



### Lounge/diner

14' 2" x 10' 0" (4.33m x 3.05m)

The spacious lounge offers ample room for free-standing furniture, along with space for a dining table and chairs. A large window provides a beautiful view, filling the room with natural light. The lounge is equipped with electric heaters and a central ceiling light, ensuring comfort and brightness. There is also direct access to both the hallway and the kitchen, making the space convenient and functional for daily living.

### Kitchen

10' 0" x 7' 2" (3.05m x 2.19m)

This modern galley-style kitchen is well-lit by two sets of ceiling spotlights and features a large window that floods the space with natural light. The kitchen is fitted with durable vinyl flooring and comes equipped with essential appliances, including a fridge-freezer, washing machine, and a slot-in electric cooker. A sleek stainless steel sink with a drainer and a mixer tap adds to its functionality. The white gloss-finished storage units offer ample space for organizing kitchen essentials, maintaining a clean and modern look. There is also a dedicated space for a freestanding tumble dryer, making this kitchen both practical and stylish.



### Hallway

8415' 4" x 3946' 10" (2,565.00m x 1,203.00m)

Welcome to this charming flat, featuring a welcoming entryway with laminate flooring at the center. From here, you have access to two spacious bedrooms, a cozy lounge, and a bathroom. The hallway also offers access to the attic space and includes a generously sized storage cupboard. Additionally, the flat benefits from a wall-mounted electric fire, adding warmth and character to the space.



### **Bathroom**

7' 9" x 7' 4" (2.35m x 2.24m)

A well-sized bathroom features white splashback tiles that complement a matching sink and WC. The room is centered around a bathtub with an over-bath electric shower, offering both convenience and practicality. A central light fitting provides ample illumination, while there is enough space for storage units to keep essentials organized. The vinyl flooring adds a modern, easy-to-clean finish, creating a sleek and functional space.

### **Bedroom 1**

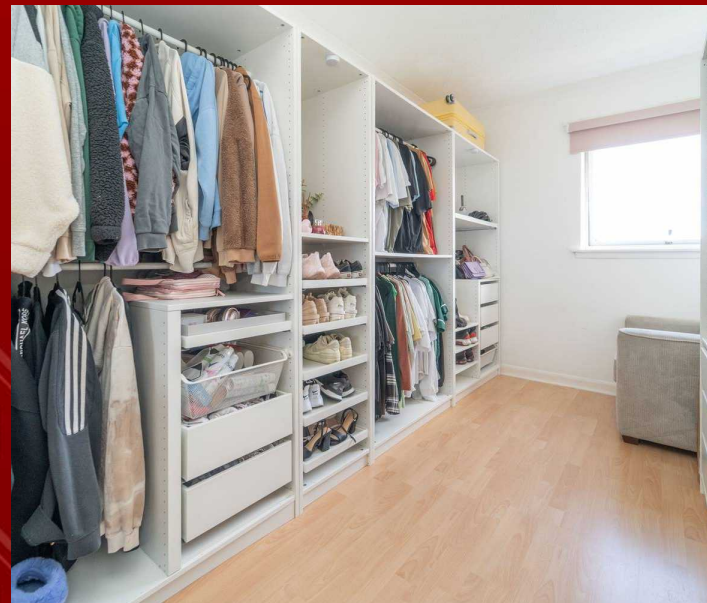
14' 1" x 8' 5" (4.28m x 2.57m)

This spacious double bedroom offers a comfortable and well-designed layout, featuring a dedicated area for hanging clothes, providing ample storage space. The room is enhanced by a lovely side view window that invites natural light, creating a bright and airy atmosphere. The laminate flooring adds a modern touch, while the centrally positioned set of spotlights illuminates the room, making it a perfect blend of style and functionality.

### **Bedroom**

14' 1" x 9' 9" (4.28m x 2.96m)

The second double-sized bedroom has been fully transformed into a spacious dressing room, complete with shelves, hanging space, and drawers that fit perfectly within the room. A side-facing window allows natural light to brighten the space, while the laminate flooring adds a sleek, modern touch. The room is illuminated by a central spotlight in the ceiling, creating a bright and functional area that is both stylish and practical.





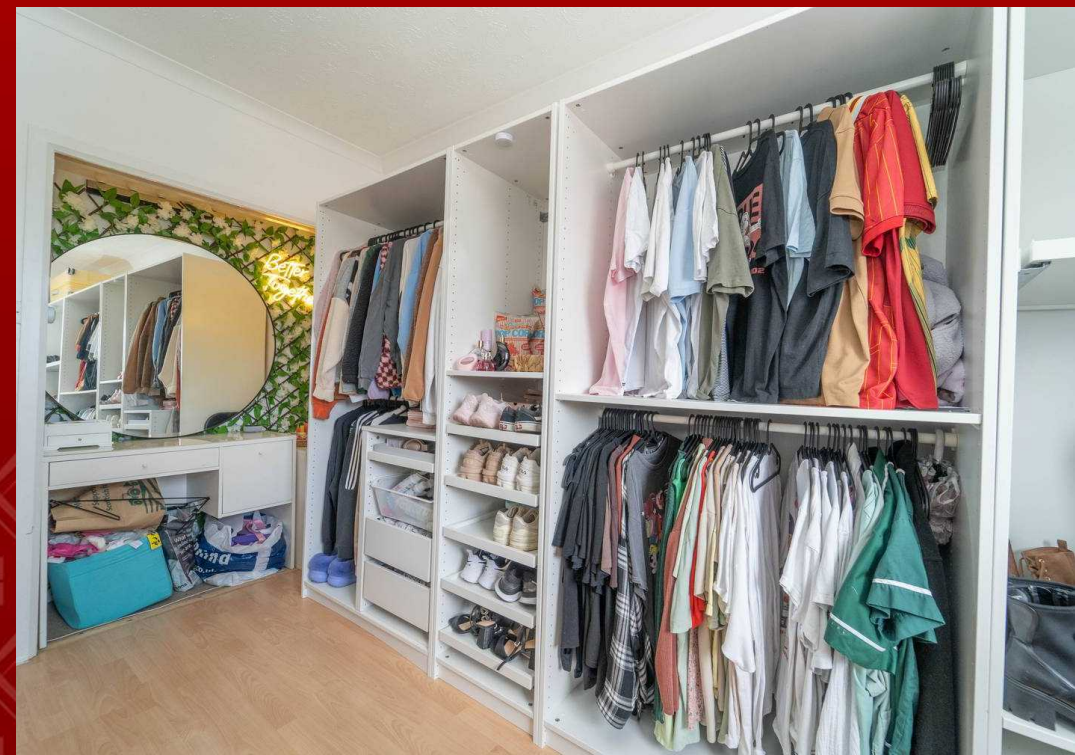
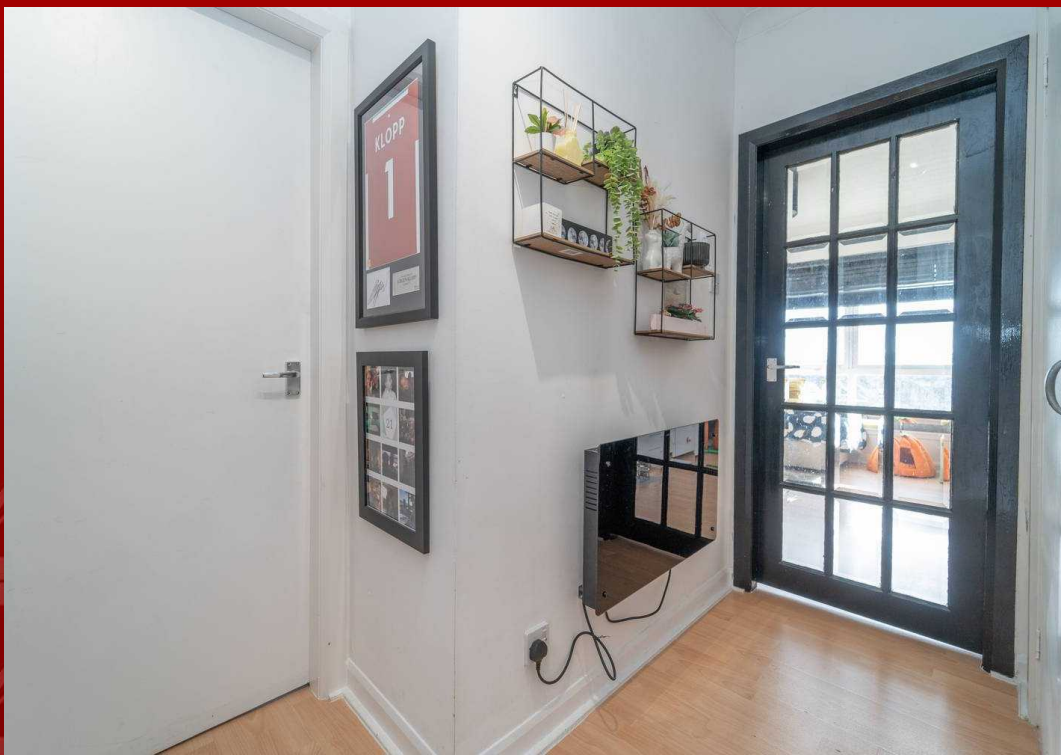
### **COMMUNAL GARDEN**

The property benefits from convenient communal amenities, including a designated drying area for clothes. Additionally, the property features a dedicated bins area, ensuring waste disposal is both organized and easily accessible for all occupants. These shared facilities help promote cleanliness and practicality, enhancing the overall living experience.

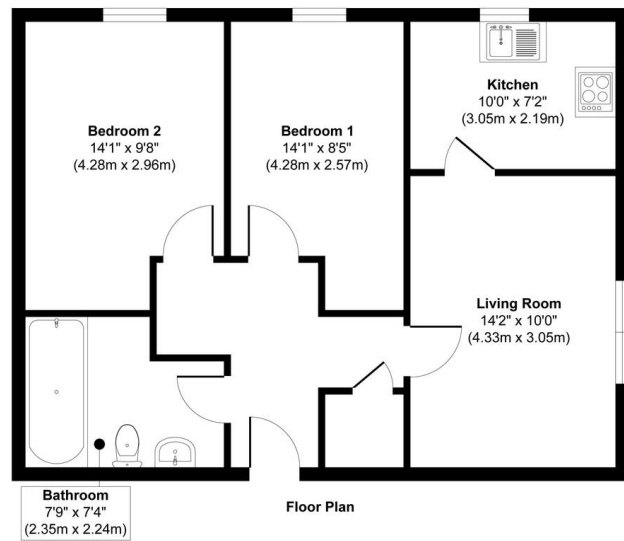
### **ALLOCATED PARKING**

1 Parking Space

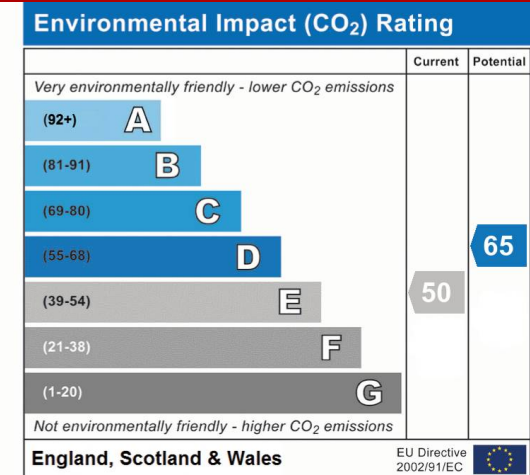
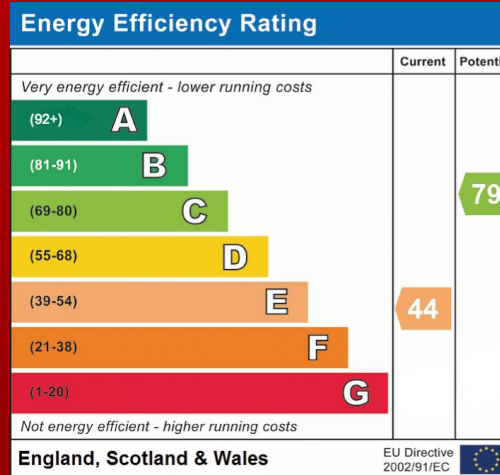
The property benefits from an allocated parking space, with many visitors space available.



29 Redhouse Court Blackburn, Bathgate, EH47 7BU



Approx. Gross Internal Floor Area 625 sq. ft / 58.12 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property





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