



## 6 Bedlormie Drive, Blackridge

Offers Over £148,000





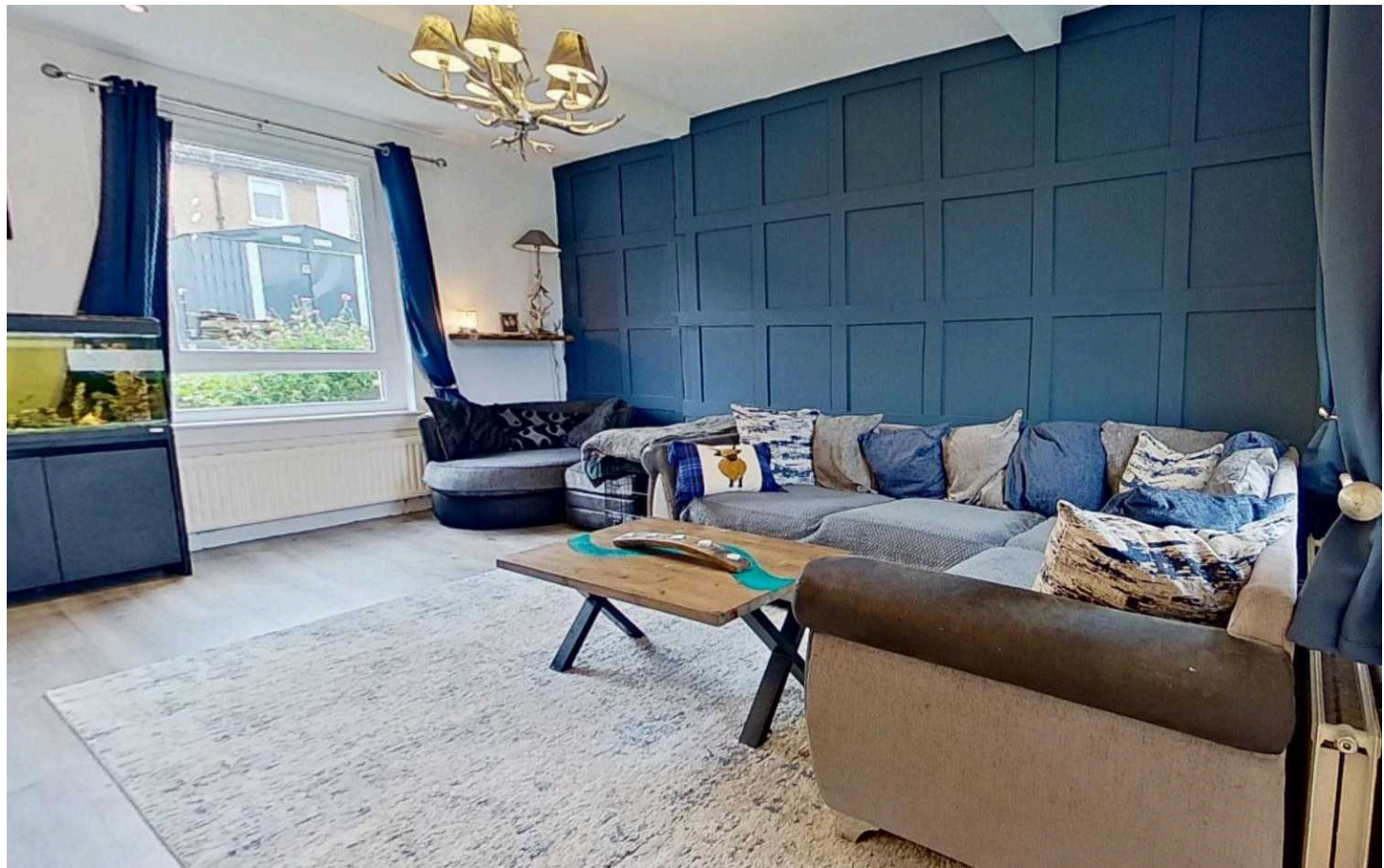
# 6 Bedlormie Drive

Blackridge, Bathgate

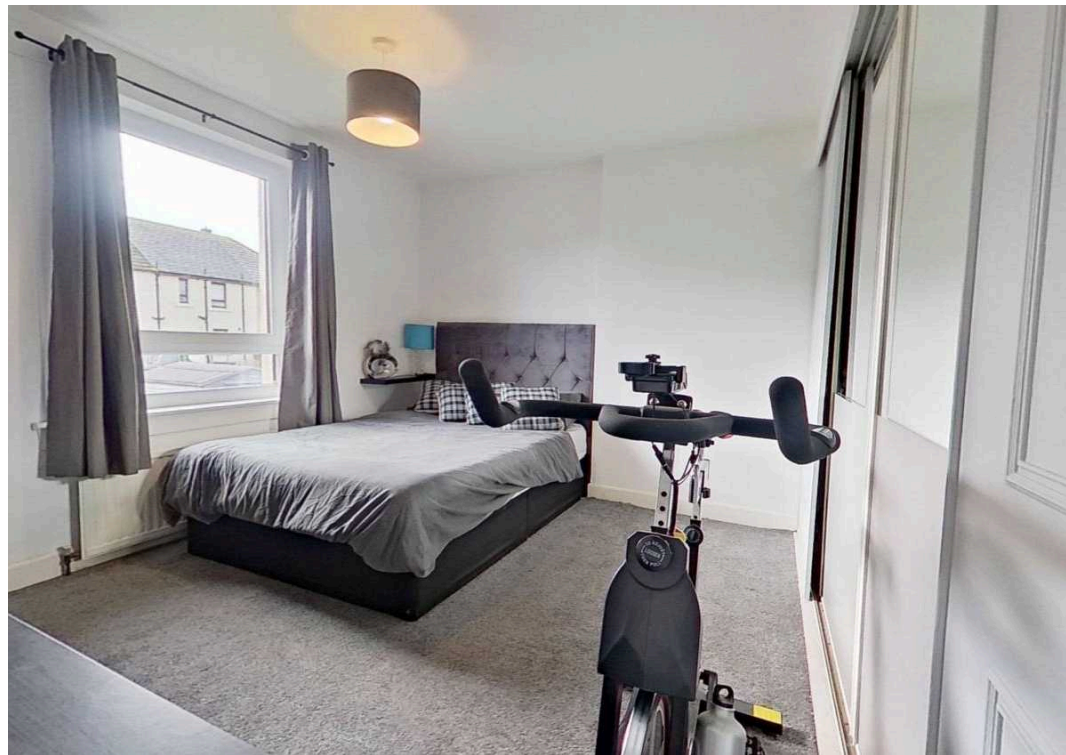
Council Tax band: A

Tenure: Freehold

- Open Views to the front over parkland
- 3 Double Bedrooms, one downstairs
- Modern Kitchen and Bathroom
- Recently installed UPVC doors and windows
- Large rear garden with patio and metal shed with power
- Close to Primary School
- Short drive to Train Station









### Hall

Access through UPVC door with opaque double glazed insets. Doors to lounge and downstairs bedroom/dining room. Laminate flooring through hall and lounge. Carpeted staircase to upper landing. Wall mounted cupboard housing electric switchgear. Radiator with cover.

### Lounge

18' 0" x 11' 11" (5.49m x 3.64m)

Spacious sitting room with front and rear facing windows. Media unit incorporating feature electric fire, space for a 65" TV and display areas. Doors to hall and fitted kitchen. Two radiators.

### Fitted Kitchen

14' 2" x 7' 10" (4.31m x 2.40m)

Fitted with base and wall mounted units, drawers, gas hob with tempered glass splashback, electric oven, cooker hood, integrated fridge/freezer and dishwasher, 1.5 bowl sink, side drainer and shower mixer tap, complementary worktops with tiling above. Large storage cupboard with shelves. Rear facing window. UPVC/opaque double glazed door.

### Downstairs Bedroom/Dining Room

11' 6" x 10' 4" (3.50m x 3.15m)

Double bedroom currently used as a dining room/office. Front facing window with roller blind. Storage cupboard with shelf. Fitted carpet, radiator.

### Upper Landing

Doors to bedrooms and bathroom. Rear facing window. Hatch to partially floored loft. Radiator.

### Bedroom One

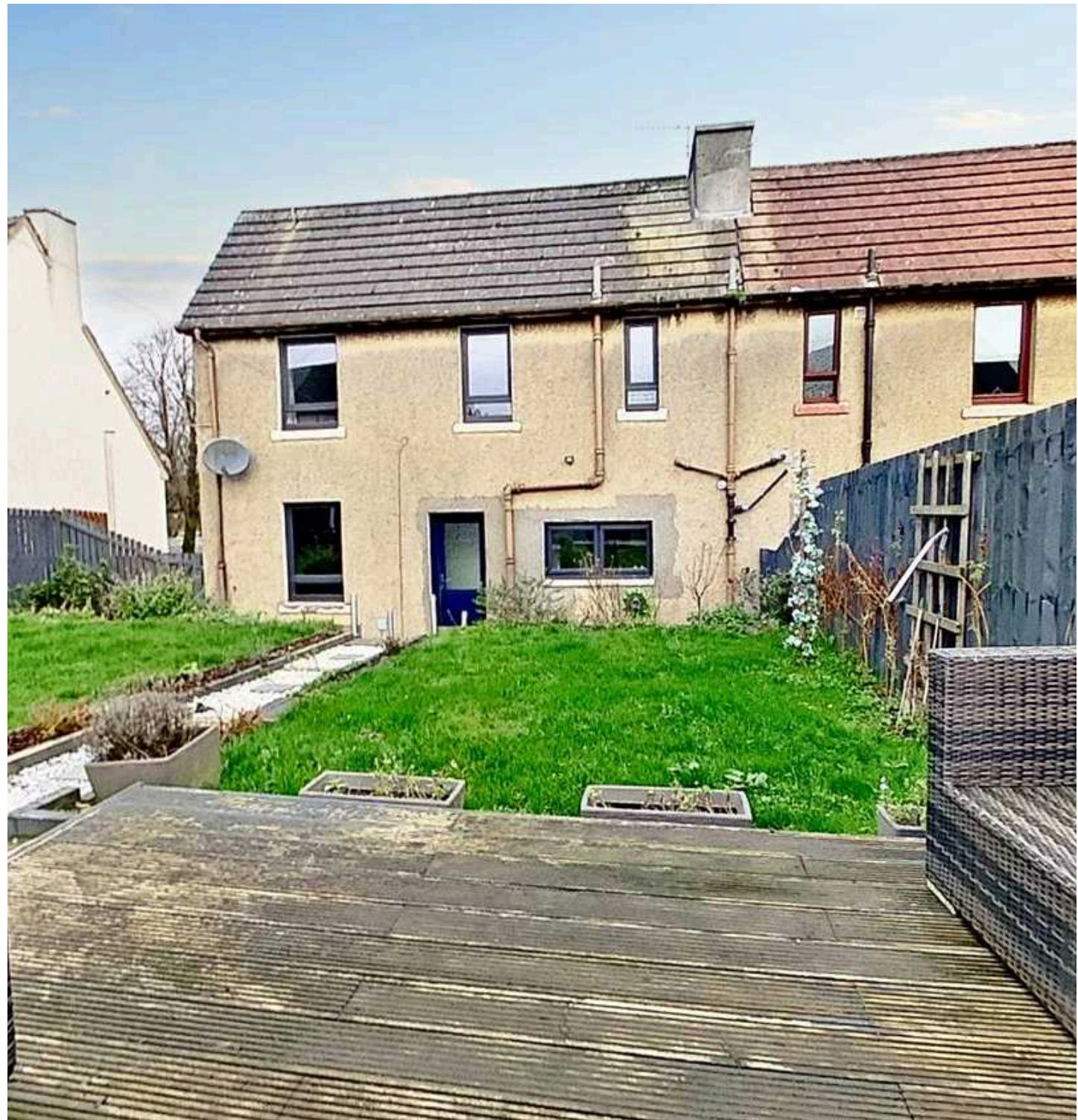
11' 6" x 10' 3" (3.51m x 3.12m)

Double bedroom with rear facing window. Wall to wall fitted wardrobes concealed behind part glazed sliding doors. Fitted carpet, radiator.

### Bedroom Two

12' 10" x 10' 0" (3.91m x 3.05m)

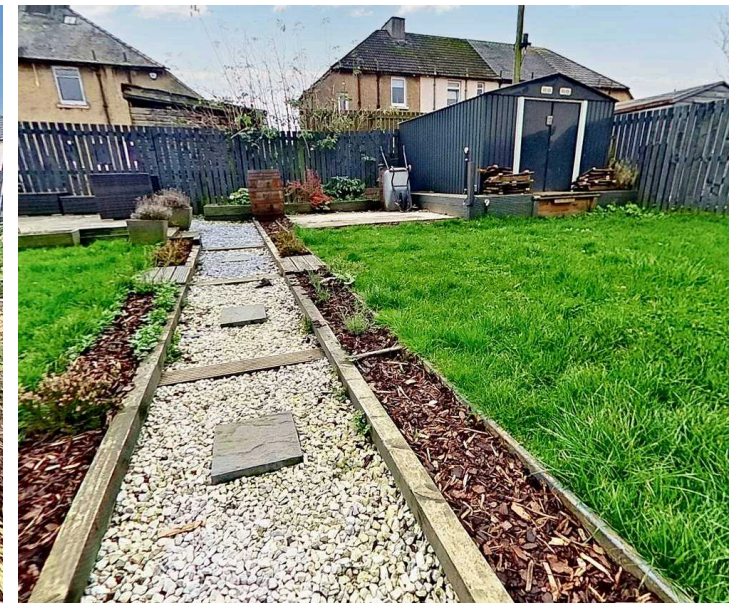
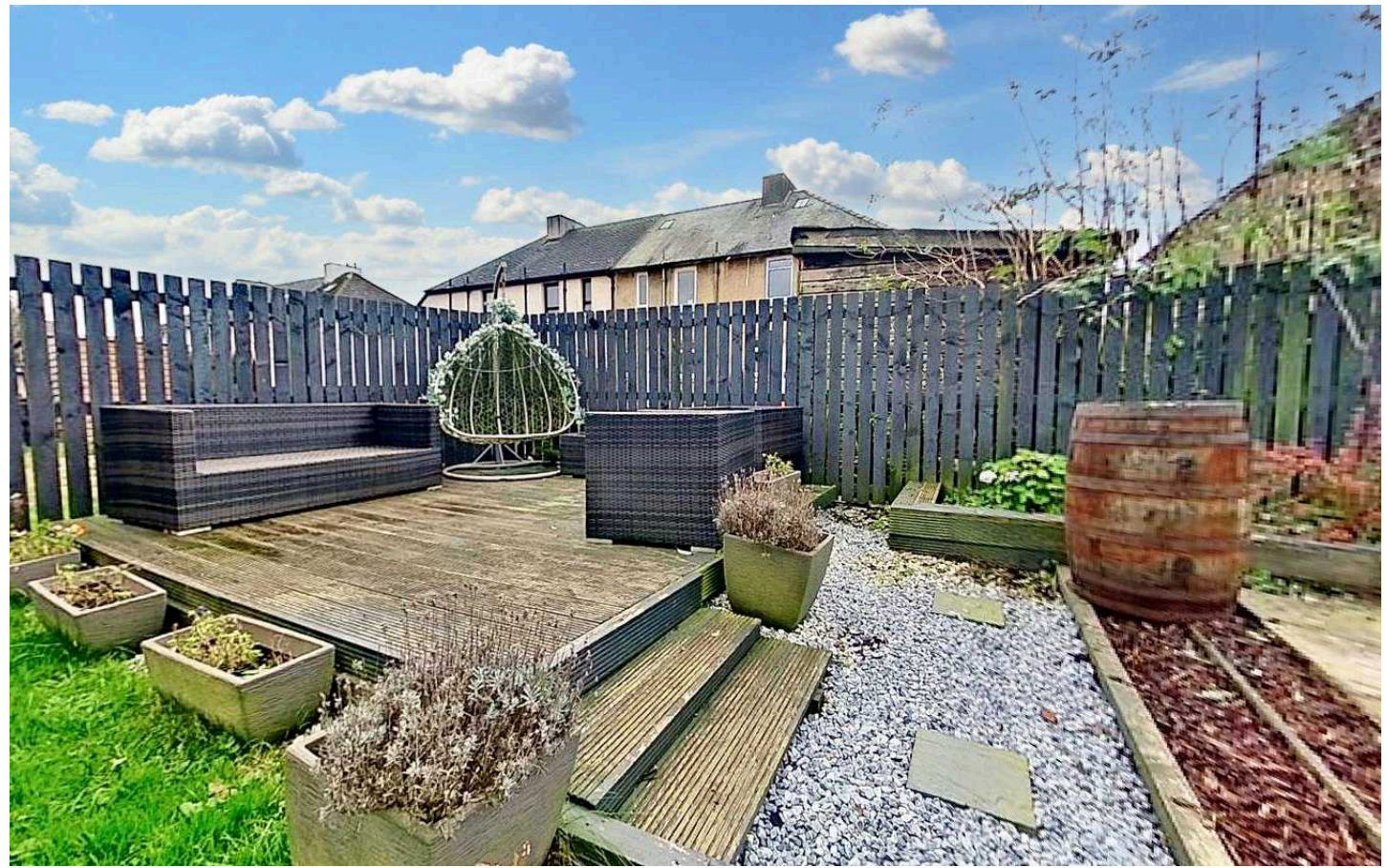
Another good sized double bedroom with front facing window. Under eaves storage cupboard with socket and



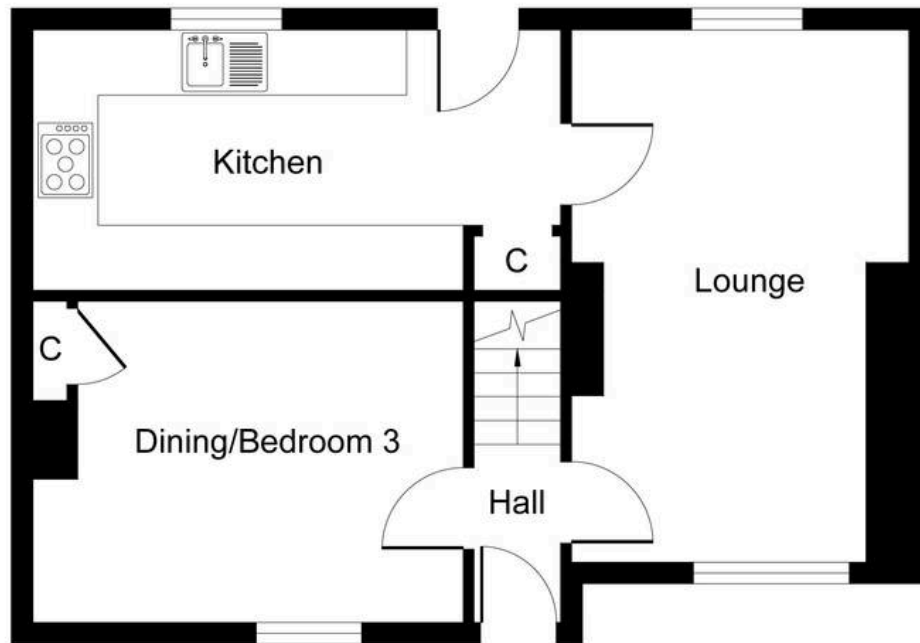


## GARDEN

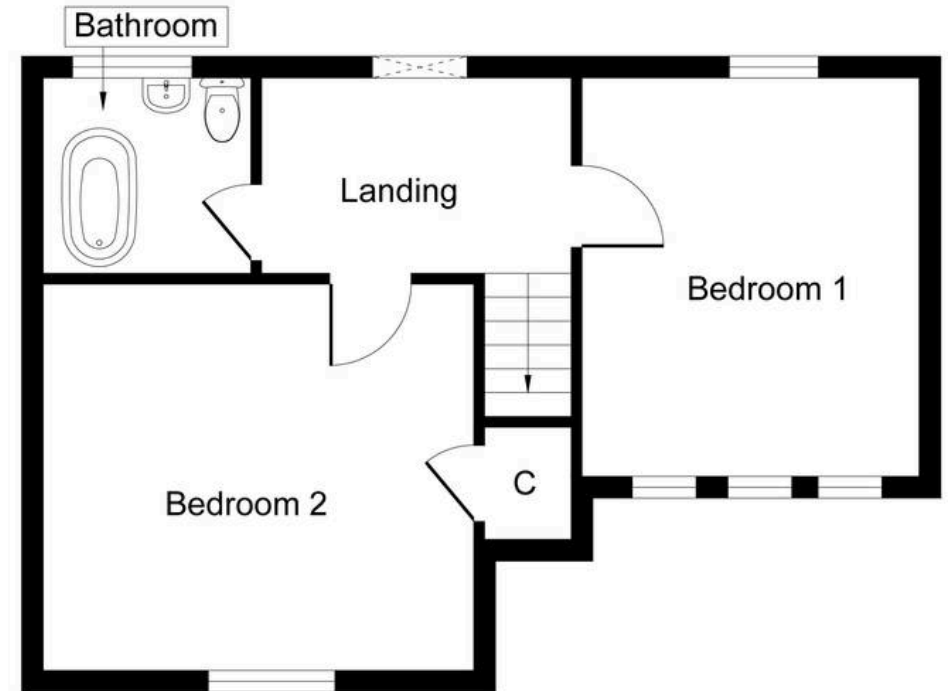
Large rear garden laid to grass, decked suntrap patio and shrubberies. Metal shed with power. The front garden is laid to grass (new seed planted) and bark.







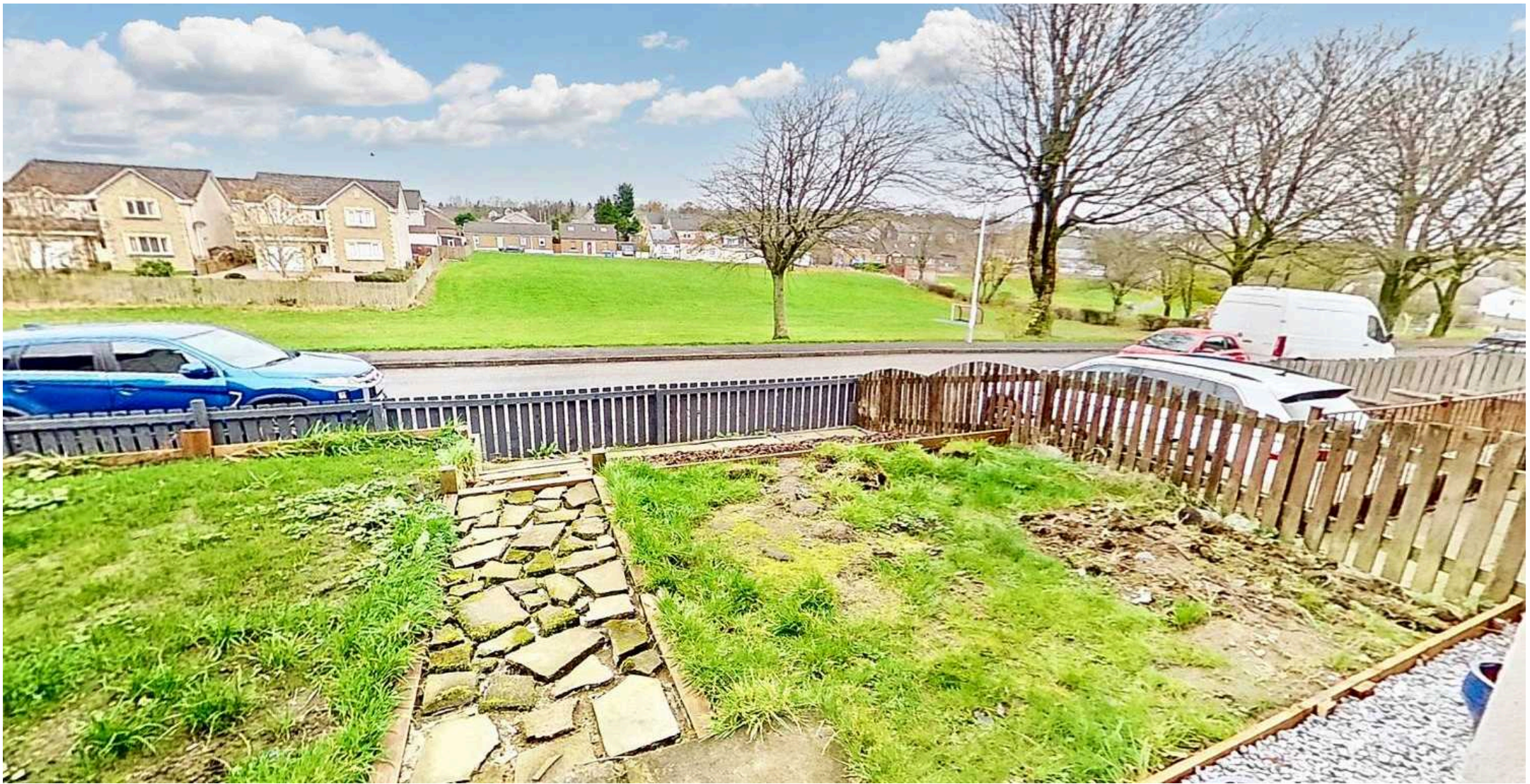
**Ground Floor**  
**Approximate Floor Area**  
**456 sq. ft**  
**(42.33 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**401 sq. ft**  
**(37.29 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.





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