



39 Riddochhill Road

Blackburn, West Lothian, EH47 7ET





Property Summary

Located in Blackburn, within an established residential area, this three-bedroom, main-door upper villa is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike. The spacious, light-filled flat offers opportunities to carry out cosmetic improvements, giving the new owner a blank canvas to put their own stamp on. Blackburn is home to reliable everyday amenities and transport links, with more extensive facilities and services found in neighbouring Bathgate.

Extras: All fitted floor coverings, window coverings, light fittings, kitchen appliances, the hut, summerhouse and green house will be included in the sale.



Property Features

- Main-door upper villa in Blackburn
- Blank canvas for modernisation
- Ground-floor entrance and first-floor hall with storage
- South-facing living/dining room
- Sunny kitchen
- Three well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Generous, securely fenced garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





South-facing
living/dining room and
a sunny kitchen







Three well-proportioned
double bedrooms
and a bathroom with
shower-over-bath

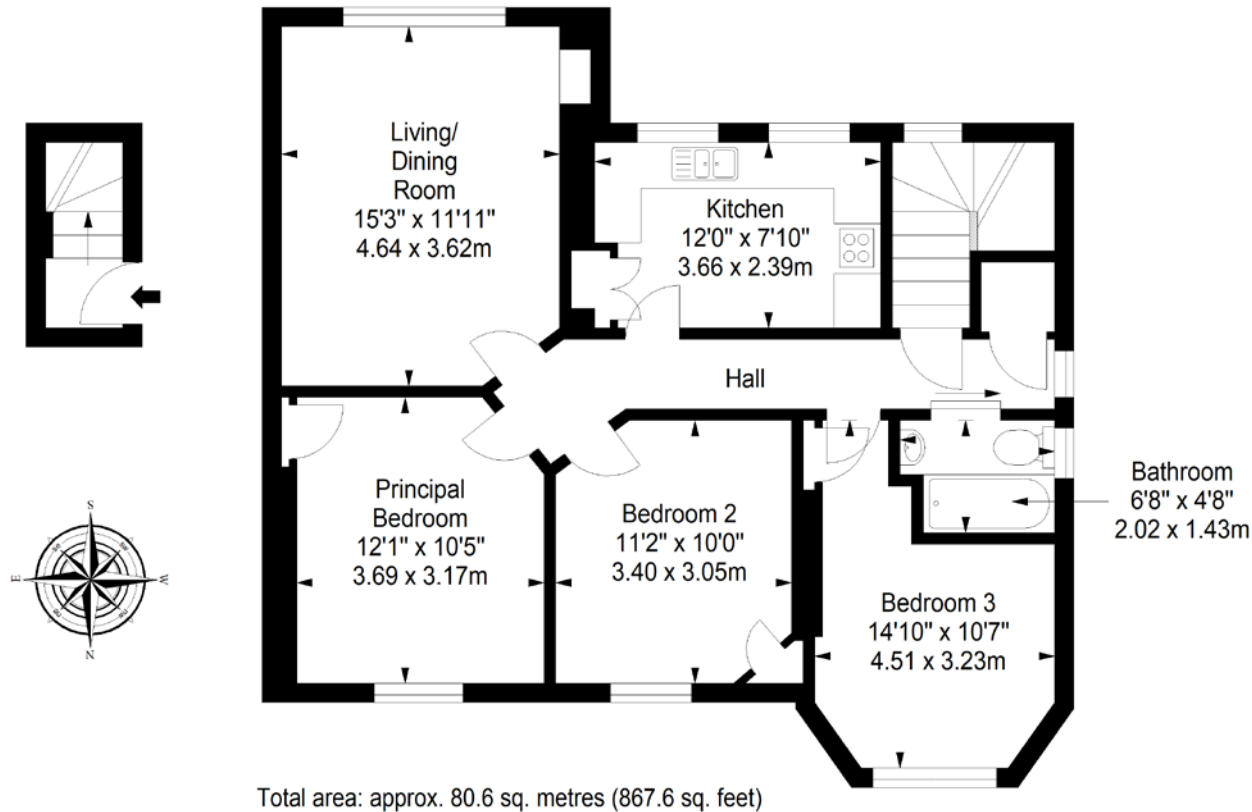




Floorplan

Ground Floor
Approx. 2.4 sq. metres (25.8 sq. feet)

First Floor
Approx. 78.2 sq. metres (841.8 sq. feet)



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106