





Situated in a quiet residential area, this delightful 2 Bedroom Semi Detached House presents an ideal opportunity for first time buyers seeking a comfortable and modern living space. The property features spacious bedrooms adorned with modern decor, ensuring a stylish and inviting atmosphere throughout. Boasting a private driveway and garden, residents can enjoy the luxury of their own outdoor space, perfect for relaxing or entertaining guests. Conveniently located within walking distance to a park and primary school, this home offers the perfect blend of tranquillity and accessibility. With easy commute links to both Glasgow and Edinburgh, this property provides a harmonious balance between suburban charm and urban convenience ensuring a desirable living experience for its new owners.

Complementing the delightful interiors, this property further impresses with its spacious outside space. The large wrap-around gardens envelop the property, providing ample room for outdoor activities and basking in the natural surroundings. The private rear garden, facing South-West, offers the perfect setting for basking in the sun and enjoying peaceful moments with family and friends. Whether unwinding after a long day or hosting gatherings, the outdoor space of this property offers a serene retreat from the hustle and bustle of every-day life. Embrace the joys of outdoor living in this charming property, where the tranquillity of nature meets the comfort of modern living, creating a harmonious environment where memories are made and cherished.

No Factor Fee

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

The property is situated within easy reach of local amenities. Well positioned to take advantage of all levels of schooling and within easy reach of a selection of supermarkets, restaurants, bars, sporting and recreational facilities. Good connections to transport links. The M8 is easily accessed, connecting you between Edinburgh and Glasgow. There are local bus services and city link services connecting you from Harthill to Edinburgh and Glasgow. The rail network can be accessed locally at Blackridge station.

Reception

11' 3" x 3' 1" (3.44m x 0.93m)

Living room

12' 4" x 20' 5" (3.76m x 6.23m)

Spacious, recently redecorated living room/lounge area - ideal to relax after long day.

Kitchen

8' 11" x 8' 2" (2.71m x 2.48m)

Recently redecorated kitchen, with access to the rear garden

Bedroom 1

11' 0" x 12' 4" (3.35m x 3.75m)

Spacious double bedroom facing rear garden

Master bedroom

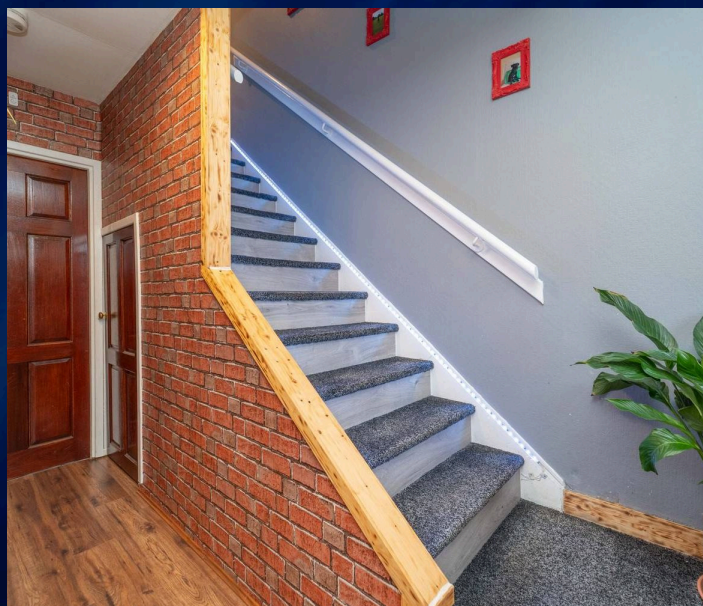
9' 3" x 14' 6" (2.82m x 4.43m)

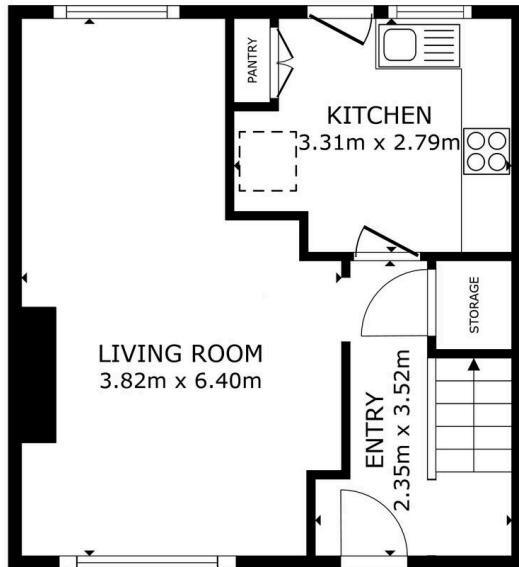
Spacious master bedroom, facing front of the property. build in storage as well as 2 freestanding wardrobes

Bathroom

5' 7" x 6' 5" (1.70m x 1.95m)

Family bathroom with over bathtub shower

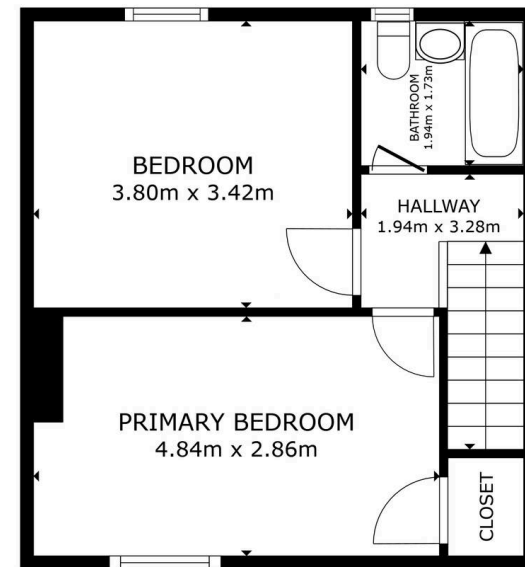




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 37.4 sq.m. FLOOR 2 37.3 sq.m.
 TOTAL: 74.7 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 37.4 sq.m. FLOOR 2 37.3 sq.m.
 TOTAL: 74.7 sq.m.
 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.