



7e Neilson Court, Blackburn

Offers Over £75,000



## 7e Neilson Court

Blackburn

Welcome to 7e Neilson Court, a well-presented one-bedroom upper flat located in the heart of Blackburn. With its bright interior, spacious layout and allocated parking, this property is perfectly suited for first-time buyers, downsizers or investors looking for a move-in-ready home in a well-connected location.

As you arrive, you'll find a private entrance leading up to a bright upper landing, creating a warm and airy welcome.

To the right, the bedroom offers a peaceful and private retreat, perfectly proportioned for comfort and practicality. It easily accommodates a king-size bed, with plenty of space remaining for free-standing furniture such as bedside tables, a wardrobe, or even a dressing table. The thoughtful addition of two built-in cupboards provides excellent storage solutions while helping to keep the room tidy and uncluttered—ideal for organising clothes, linens or personal items. Soft, neutral tones and abundant natural light from the well-positioned window create a calming atmosphere, making this an ideal space to unwind at the end of the day. Whether used as a main bedroom or a relaxing hideaway, it offers comfort, functionality, and the potential to personalise to your taste.

The bathroom has been recently renovated with both style and practicality in mind. It features a contemporary three-piece suite, including a full-size bathtub, WC, and wash basin. The space is finished mainly in crisp white wet wall panelling, which not only gives a sleek, modern appearance but is also easy to maintain.



The lounge is a standout feature of the home—generously sized and thoughtfully laid out, offering the kind of flexibility that suits both modern living and quiet relaxation. There's ample room to comfortably accommodate a large seating area, perfect for movie nights, reading, or socialising, while still leaving space for a dining table or home workspace if desired. Whether you're enjoying a quiet evening in or hosting friends and family, this space adapts easily to your needs. The large windows not only bring in an abundance of natural light, but also help to create an open, airy feel that enhances the overall comfort of the room. Neutrally finished, it's a blank canvas for your own décor style—ready for you to make it truly your own.

The kitchen, also recently updated, is a practical and stylish space that has been thoughtfully designed to maximise functionality. Tucked away from the lounge, it provides a clear separation between living and cooking areas—ideal for maintaining a clean and peaceful environment while entertaining or relaxing. There is space for all essential white goods, including a fridge freezer, freestanding cooker and washing machine. Finished in a clean style, the kitchen is bright, easy to maintain and highly efficient—making it a fantastic area for everyday use.

This flat is offered vacant, giving buyers the opportunity to move in with ease and add their own personal touch. In addition to the allocated parking space, there is visitor parking available, ensuring practical and convenient parking options for both residents and guests.

Located in a quiet, well-kept development, local amenities are just a short walk away. Blackburn Primary School is nearby, along with Ashgrove Group Practice and Blackburn Pharmacy. Daily essentials can be found at Scotmid Co-op, David Stein Butchers, and Ferdi's Turkish Barber, all within easy reach. For nature lovers, Seafield Law, Wester Inch woodland trails, and the local reservoir provide excellent options for dog walks, fresh air and scenic weekend strolls.

Commuting is also a breeze, with Bathgate Train Station just a short drive away, offering regular services to Edinburgh and Glasgow. There's also a convenient bus link from Blackburn's main high street. Supermarkets such as Tesco and Morrisons are close by, ensuring all your shopping needs are taken care of.





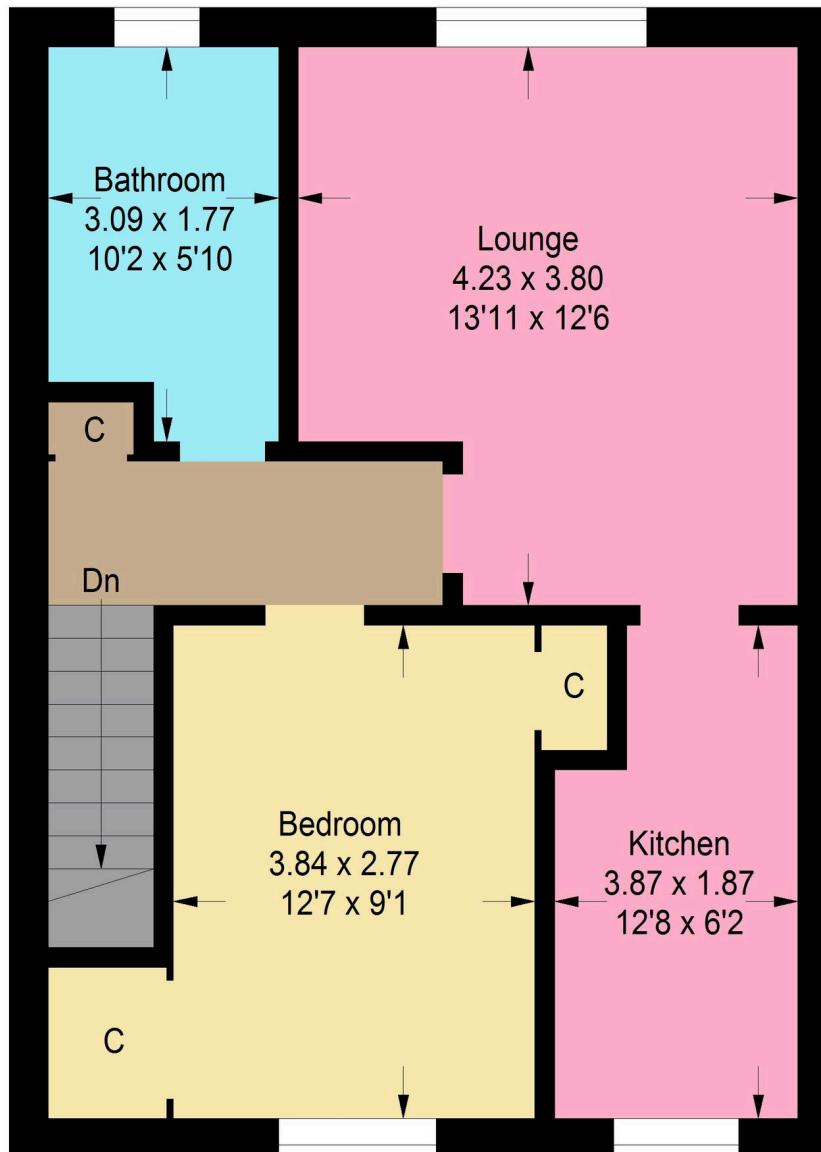


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