







## 7 Mosside Road

Blackburn

Welcome to Mosside Road in Blackburn, a spacious three bedroom home offering excellent potential and generous proportions throughout. With a single car driveway, detached garage and a low maintenance north facing garden, this property presents a fantastic opportunity for those looking to live in a well connected location.

As you enter, you're welcomed into a bright hallway that leads to the generously sized lounge. Spanning the full length of the home, this room features double aspect windows at the front and rear, filling the space with natural light throughout the day. There is ample room for two sofas, a media wall and a dining table for four to five people, making it a versatile and comfortable living area.

To the rear, the kitchen offers plenty of storage and worktop space with splashback tiling, a four point gas cooker, integrated oven and grill and room for additional appliances such as a fridge freezer and washing machine. While dated in style, the layout provides a fantastic foundation for future modernisation. The ground floor also benefits from a useful under stair storage cupboard and an additional pantry toward the back of the home.





Upstairs, the spacious landing introduces three well proportioned bedrooms. The principal bedroom can easily accommodate a super king-size bed with bedside cabinets and a chest of drawers. Bedroom two is also a generous double, perfect for guests or older children, with room for a king-size bed and further furniture.

Bedroom three offers versatility large enough for a double bed, but equally suitable as a home office, nursery or dressing room. The family bathroom is fully tiled and fitted with a standard three piece suite, including a standing shower and chrome accents.

Externally, the property benefits from a low maintenance north facing garden, ideal for relaxing outdoors or hosting summer barbecues. The detached single garage provides excellent additional storage or workshop potential and there is loft access for further convenience.

Location wise, Mossie Road is superbly positioned for commuters, with the M8 just minutes away offering quick access to both Edinburgh and Glasgow. Bathgate Train Station is a short drive, providing fast and frequent rail links for daily travel. Families are well served by St Kentigern's Academy and Blackburn Primary School, both within walking distance. Local amenities, including Blackburn Pharmacy, play parks, shops and cafés, are close by, while the Tesco Superstore and the wider shopping, dining and leisure options of Livingston are only a short drive away.

Spacious, well located and full of potential this is an excellent opportunity to secure a generous family home in a convenient and growing community.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



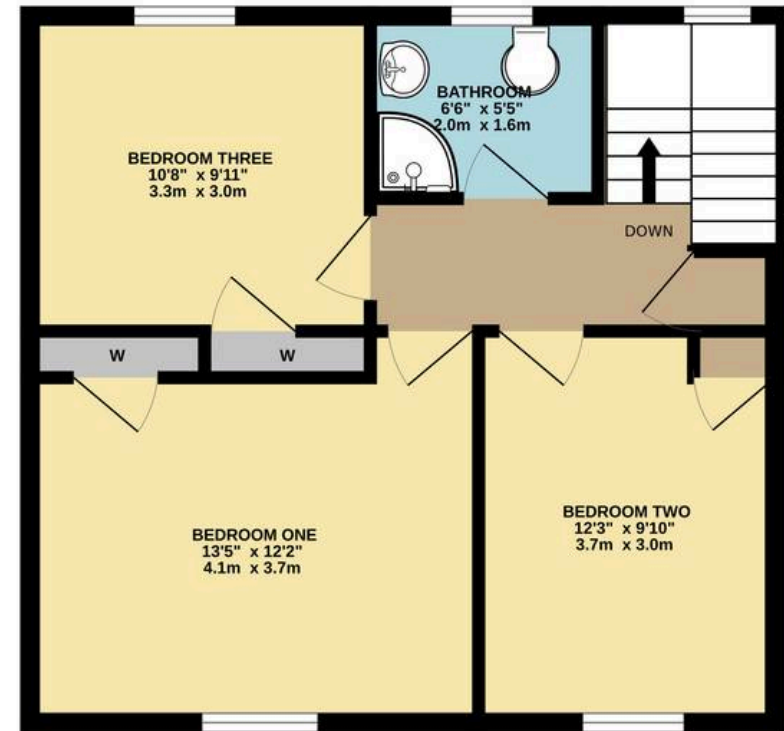




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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