



6e Neilson Court, Blackburn

Offers Over £84,000



6e Neilson Court

Blackburn, Bathgate

****Spacious One Bedroom Flat**** Turn-key ready and in excellent condition, this property is ideal for a first-time buyer or investor, in the popular location town of Blackburn West Lothian.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



Hall & Stairs & Landing

Entry to the flat is via a composite door, with stairs leading to the upper level. The carpeted staircase opens onto a landing which provides access to the lounge, bedroom, and shower room. The landing features a central light fitting and wood-effect laminate flooring, and benefits from a useful storage cupboard as well as access to the attic space, which is partially floored.

Lounge/Diner

13' 10" x 12' 6" (4.21m x 3.82m)

A lovely, spacious lounge offering ample room for free-standing furniture, with space for a dining table and chairs. A large front-facing window allows plenty of natural light to flow through to the kitchen and landing. Finished with wood-effect laminate flooring and a wall-mounted electric heater.

Kitchen

12' 11" x 6' 0" (3.93m x 1.84m)

A lovely modern, well-equipped galley-style kitchen offering excellent storage with fitted units. The kitchen benefits from a rear-facing window, vinyl flooring, a wall-mounted electric heater, and a central light fitting. Features include a composite sink and drainer with mixer tap, an electric hob and oven with extractor, an integrated washing machine, and an integrated fridge. Splashback tiling completes the contemporary finish.

Bedroom

12' 7" x 9' 0" (3.83m x 2.75m)

A nice double bedroom with a rear-facing large window, offering plenty of natural light. The room benefits from a useful storage cupboard ideal for hanging clothes and additional storage. Finished with wood-effect laminate flooring, a central ceiling light, and two good-sized wall-mounted electric heaters. There is ample space for free-standing furniture.





Shower Room

10' 2" x 5' 8" (3.10m x 1.73m)

A modern-style shower room featuring a front-facing opaque window allowing natural light while maintaining privacy. The room is finished with wood-effect laminate flooring, a central light fitting, and a wall-mounted electric heater. There is a walk-in glass shower cubicle with a glass door and electric shower, wet-wall finishes, along with a sink with mixer tap and a WC.





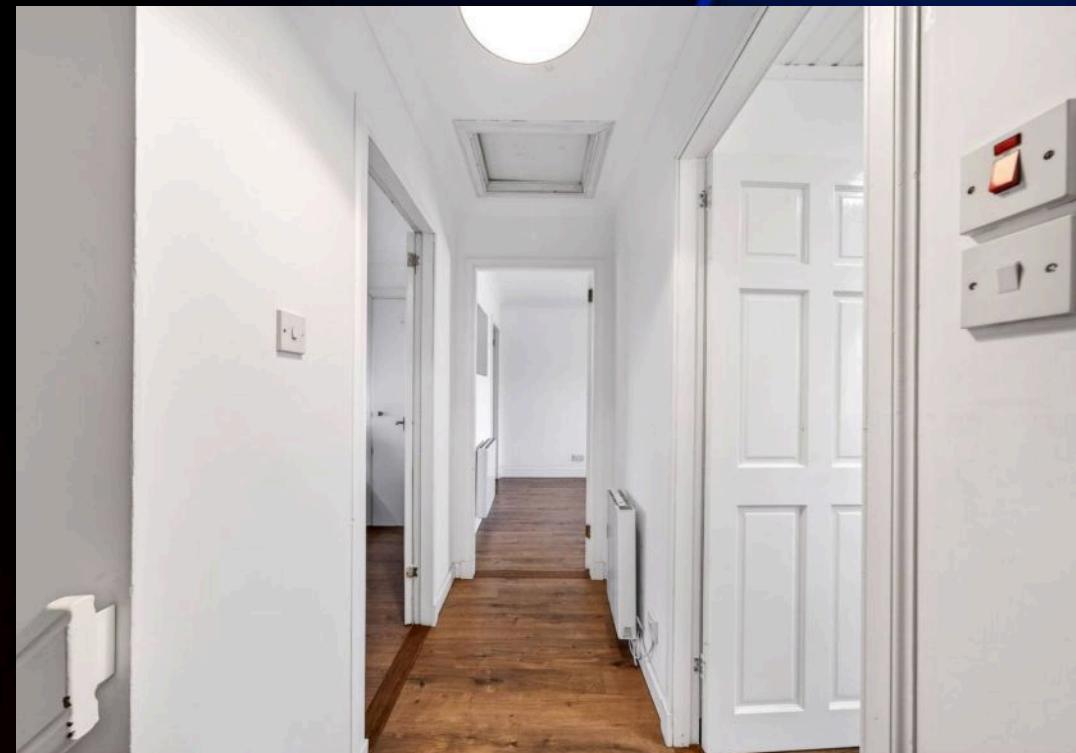
GARDEN

The property benefits from a small lawn area to the front, along with paved access leading to the front doorway, providing a neat and welcoming entrance.

ALLOCATED PARKING

1 Parking Space

The property further benefits from a private parking space conveniently located close to the home, offering ease and practicality for residents.



6e Neilson Court, Blackburn, Bathgate, EH47 7NA

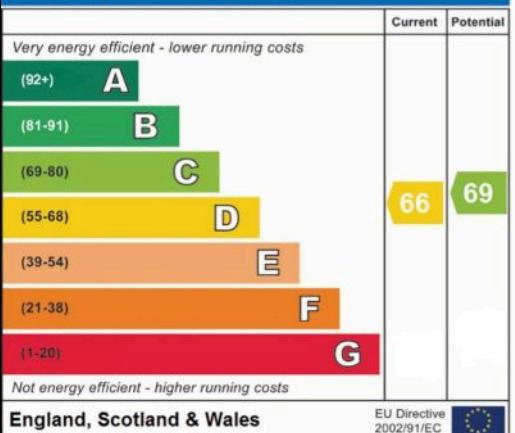


Approx. Gross Internal Floor Area 524 sq. ft / 48.69 sq. m

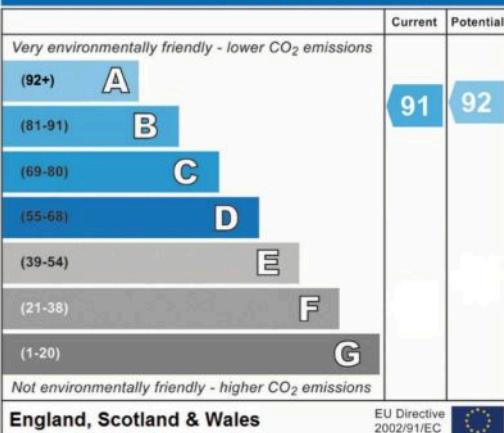
Illustration for identification purposes only; measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

