



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**

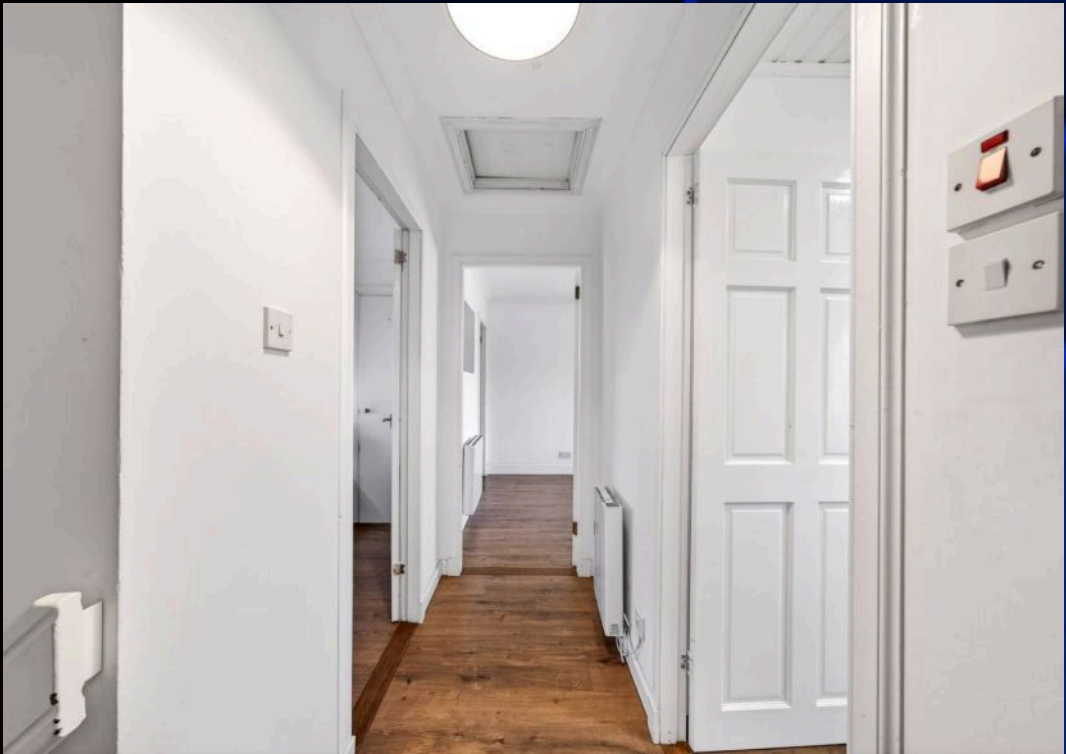
The property benefits from a small lawn area to the front, along with paved access leading to the front doorway, providing a neat and welcoming entrance.

## **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

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	91	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





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