



23 Happy Valley Road, Blackburn





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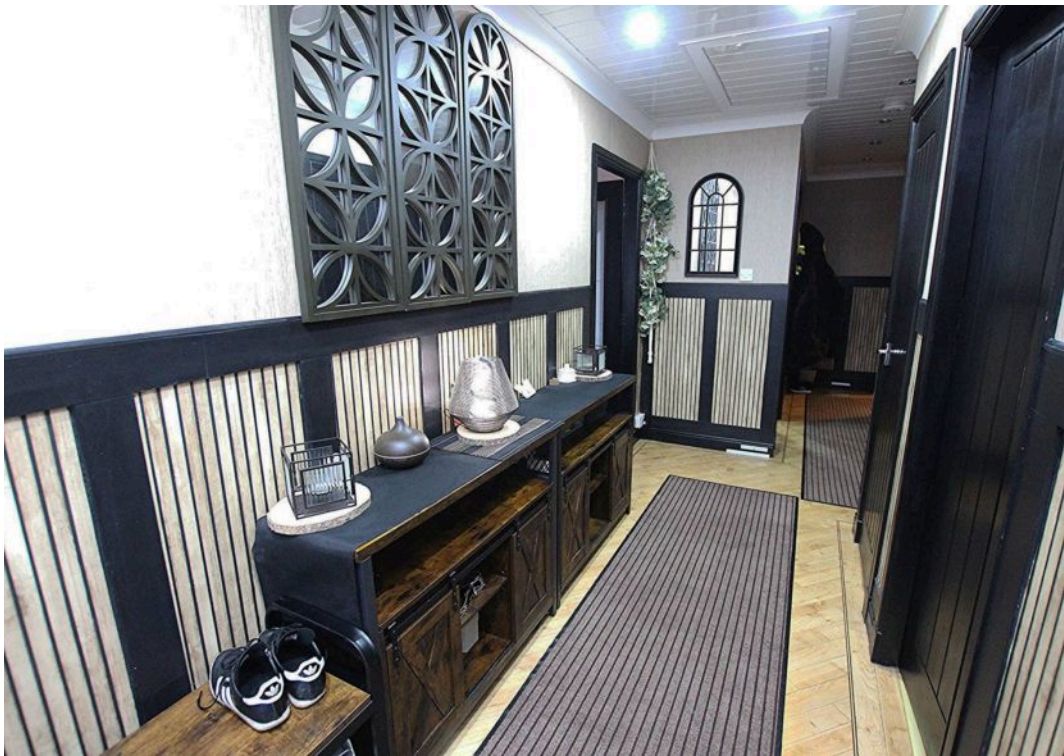
Niall McCabe & RE/MAX Select Bathgate are delighted to introduce this exceptional 2/3-bedroom detached bungalow, set on the highly sought-after Happy Valley Road in Blackburn. Beautifully remodelled and impeccably styled throughout, the property offers a superb opportunity for both upsizers and downsizers alike. Currently arranged as a two-bedroom home, the layout allows for the simple reinstatement of a dining room wall to create an additional bedroom, highlighting the home's versatility. Finished to an exacting standard and featuring private gardens and a generous driveway, this is a standout home where early viewing is highly recommended.

The lounge is positioned to the front of the home and showcases exquisite styling, Karndean flooring and a bespoke feature media wall that immediately captures attention. This is a stunning reception space, rich in character and design, enhanced by a bay window that floods the room with natural light. The nearby kitchen/diner offers an extensive range of base and wall-mounted units with space for integrated appliances, complemented by chic flooring and double doors opening onto the rear terrace. A formal dining area is also included, formerly utilised as a third bedroom, further highlighting the home's impressive versatility.

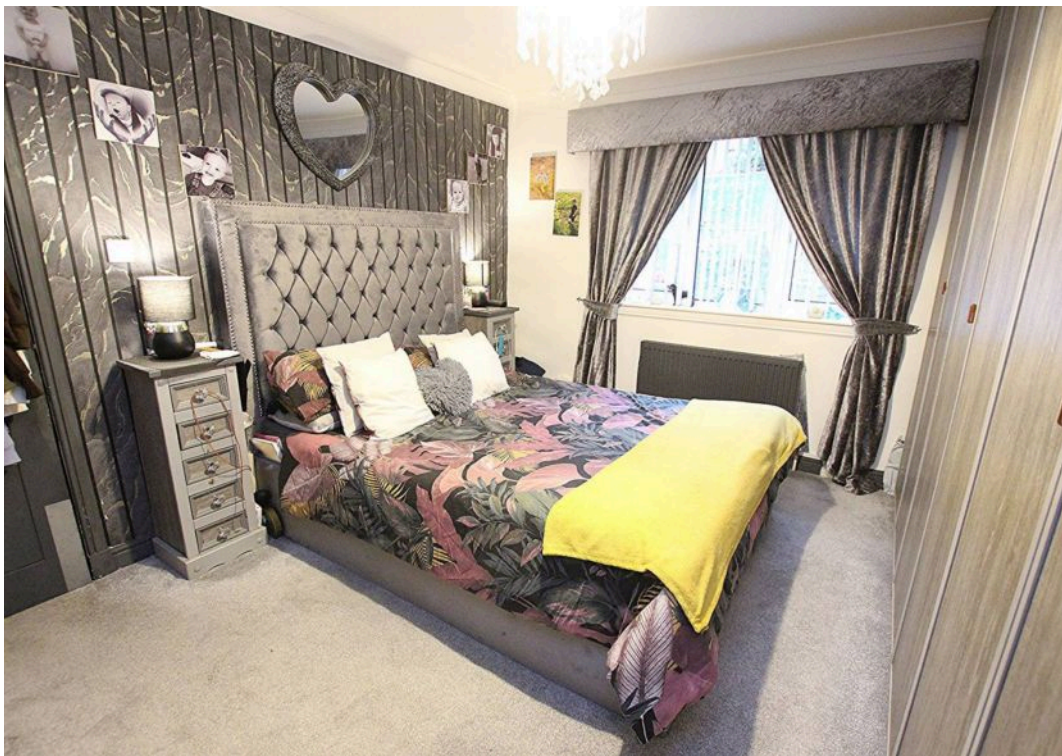
The two bedrooms are both generously proportioned doubles, with the principal bedroom positioned to the rear of the home, enjoying views over the garden. Beautifully presented and spacious in design, it offers excellent flexibility for a range of furniture arrangements and is complemented by a contemporary en-suite shower room finished to an exceptional standard. Bedroom two is located to the front of the property and is equally well-sized. Completing the internal accommodation is a stunning three-piece family shower room, perfectly in keeping with the style and quality of the home.

Externally, the property boasts beautifully landscaped, low-maintenance gardens, with the rear featuring stylish Astroturf for ease of upkeep alongside multiple terraces, perfect for enjoying the sun. To the front, attractive planting is complemented by generous driveway parking for several vehicles, completing the home's impressive kerb appeal.











# GROUND 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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**REMAX SELECT – *By Niall McCabe***

6 Whitburn Road, Bathgate – EH48 1HH

01506 532684 • [bathgate@remax-scotland.homes](mailto:bathgate@remax-scotland.homes) •

**NIALL MCCABE**  
OFFICE OWNER

- 6 Whitburn Road,  
Bathgate, EH48 1HH
- M: 07940 230 896  
T: 01506 532 684
- [nmccabe@remax-scotland.homes](mailto:nmccabe@remax-scotland.homes)