



27 Ladeside Road, Blackburn

Offers Over £155,000



27 Ladeside Road

Blackburn

Set within a charming semi detached house, this inviting three bedroom property offers a harmonious layout. The home welcomes you with a beautifully maintained front garden, mature shrubs and a classic sloped roof that exudes kerb appeal. A spacious nine gravel driveway and gated access provide ample off road parking, complemented by a detached garage for secure vehicle storage or workshop use. Stepping through the decorative front door with stained glass insert, you are greeted by a welcoming hallway featuring warm wooden flooring and the practicality of under stair storage, setting the tone for the thoughtful layout and attention to detail found throughout.

Inside, the living spaces flow effortlessly to create an environment that is both functional and inviting. The downstairs bedroom room boasts elegant hardwood flooring, a large window and space for kind size bed and bedside cabinets. The main reception room is equally light filled, with French doors offering further garden access, enhancing the sense of openness and providing the perfect backdrop for entertaining or relaxing with family. The carpeted staircase leads to the upper two bedrooms, where built in wardrobes, large windows and laminate flooring in the bedrooms combine to create tranquil, versatile retreats filled with natural light.

The home features spacious kitchen, thoughtfully designed with sleek cabinetry, glass fronted upper units, and integrated appliances including a built in oven and hood. Expansive countertops offer generous workspace for meal preparation, and a stylish breakfast bar creates a welcoming spot for casual dining.



Large windows bathe the kitchen in day light, while a side door provides direct access to the garden, making alfresco dining and entertaining effortless. Additional built in storage throughout the property ensures a clutter free environment, and modern floating shelves in the hallway offer both style and practical display options.

This property excels in its outdoor features, making it a true sanctuary for those who value space and privacy. The expansive South Facing garden, framed by a secure fenced boundary, offers a mix of well maintained lawn, mature trees, and vibrant flower beds, providing a picturesque and serene setting for play, gardening or relaxation. The wooden deck area is perfect for outdoor seating and summer gatherings, while the large storage shed adds convenience which adjacent to the garage offer abundant space for tools, bikes. The home is ideally positioned within the popular village of Blackburn, offering a family friendly setting with excellent local amenities. It falls within the catchment for Blackburn Primary School and Our Lady of Lourdes RC Primary School, both of which are within walking distance, making it a fantastic choice for families. Secondary schooling is provided by St Kentigern's Academy, located nearby. For commuters, Bathgate railway station is just a short drive away, offering regular services to both Edinburgh and Glasgow, while the nearby M8 motorway provides excellent road links across the central belt. Everyday amenities are well catered for, with a Tesco Superstore close by, along with a range of local shops and services, ensuring convenience right on your doorstep.



Home Report Value- £160,000

EPC - D

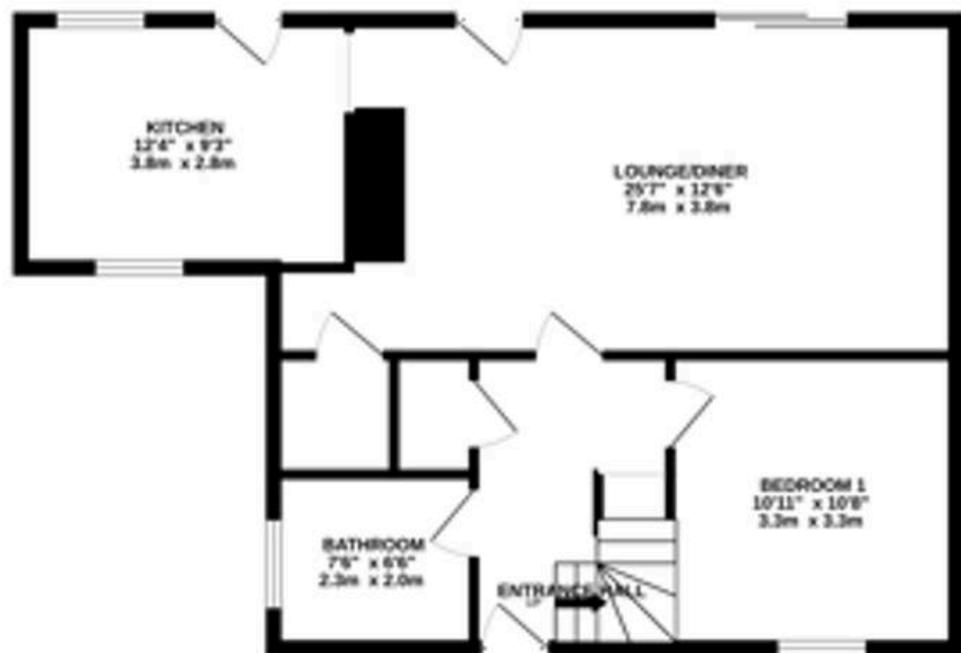
Council Tax Band - A

Square Ft- /90m2

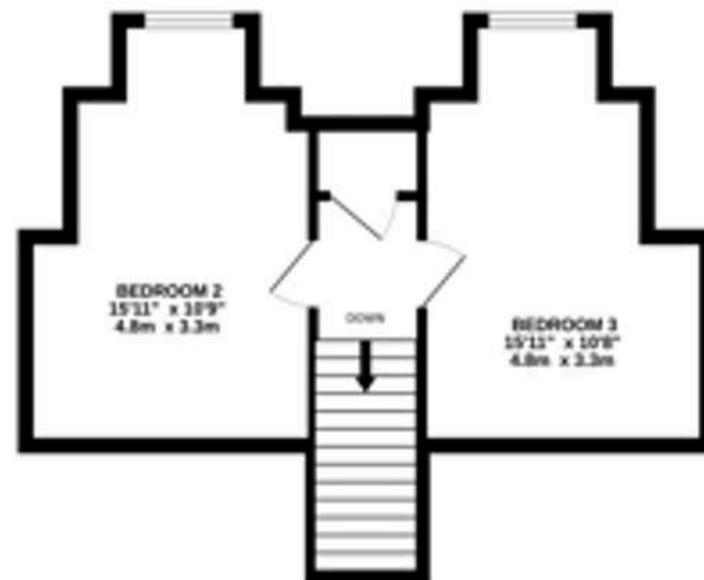
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GROUND FLOOR



1ST FLOOR



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