



67 Riddochhill Road, Blackburn

Offers Over £180,000



67 Riddochhill Road

Blackburn

Welcome to Riddochhill Road in Blackburn, a well proportioned three bedroom semi detached home offering generous living space, multiple parking options and a private west facing rear garden. Presented in move in condition, this fantastic family home benefits from three double bedrooms, a garage, open plan kitchen and dining space and a highly convenient location. Upon entering the property, you are welcomed into a bright and spacious hallway, with useful storage located underneath the stairs. To the right hand side, positioned at the front of the home, is the dining room, a generous space that comfortably accommodates a dining table for six to eight people, making it ideal for family meals or hosting guests.

Across the hallway, the lounge offers a comfortable and inviting living area. This room can easily accommodate two large sofas along with a media wall and enjoys plenty of natural light, creating a relaxing space for everyday living.

To the rear of the property sits the kitchen, forming part of an open plan kitchen and dining arrangement. The kitchen is fitted with white gloss cabinetry, complemented by splashback tiling and generous worktop space. There is room for a freestanding cooker along with additional appliances such as a washing machine or dishwasher. A large pantry cupboard provides excellent storage, while rear facing windows allow natural light to fill the space.

Upstairs, the property offers three well proportioned double bedrooms. The principal bedroom comfortably accommodates a king size bed with bedside cabinets and space for wardrobes.



Bedroom two is another spacious double room with room for a double bed, bedside cabinets and additional furniture. Bedroom three is also a generous double and offers excellent versatility, ideal as a bedroom, home office or dressing room. The main family bathroom is located on the upper level and serves the home well, completing the internal accommodation.

Externally, the property benefits from a west facing rear garden, enjoying excellent privacy and not being overlooked. The garden is a fantastic size and ideal for hosting, entertaining or enjoying outdoor living. To the rear, there is also a garage along with additional driveway parking for one vehicle, while the front of the property provides a two car driveway, offering excellent parking flexibility.

Riddochhill Road is ideally located in Blackburn, a popular and well connected area. Blackburn Primary School is nearby, with St Kentigern's Academy also within easy reach. Tesco Superstore is just a short drive away, while Bathgate Train Station provides excellent transport links to Edinburgh and Glasgow. Local amenities including shops, pharmacy and GP services are also close by, making this an ideal home for families and commuters alike.

Home Report Value- £185,000

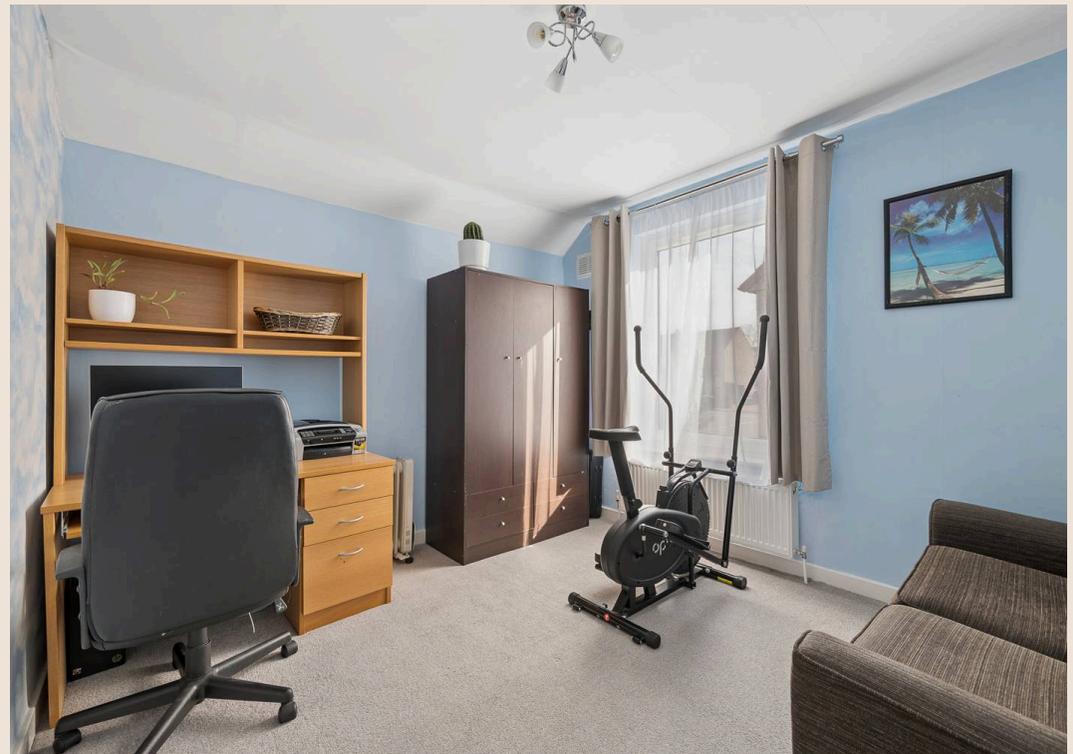
EPC - D

Council Tax Band - B

Square Ft- 1087/ 101m2

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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1087sq.ft. (101.0 sq.m.) approx.

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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