





Plot 37 Blackhill View

Breich

Plot 37 Blackhill View forms part of the exciting and up and coming *Tod Gardens* development, a carefully planned community of 56 semi detached and detached homes designed for modern family living. All homes are completed with an excellent specification as standard, along with a flooring incentive included for early buyers.

The ground floor of each property is designed with modern lifestyles in mind. At the front is a bright lounge, while to the rear a spacious open plan kitchen and dining area opens out through bi fold doors onto the rear garden. This creates a fantastic space for entertaining and everyday family life. The ground floor also includes a convenient WC and a utility area with space for a freestanding washer/dryer.

Upstairs, the principal bedroom is an inviting retreat, complete with fitted wardrobes as standard and an en-suite shower room with a rainfall shower. One of its standout features is the elegant Juliet balcony, which floods the room with natural light and creates a wonderful sense of space, while offering views over the front of the property.

The remaining three bedrooms are all generously proportioned, each large enough to comfortably accommodate a double bed and are served by a contemporary family bathroom featuring a shower over the bath.

Each home is finished with high quality details such as porcelain tiles, spotlights to the kitchen and bathrooms, energy efficient heating with an air source heat pump, BT broadband, a turfed front garden and a rear garden laid with top soil, ready to be personalised.



The location of *Tod Gardens* adds further appeal, with Breich Train Station just a short walk away, providing excellent commuter links. Tesco Bathgate and other major supermarkets are just a short drive away, while West Calder's Main Street offers a variety of takeaways, convenience stores and traditional pubs. West Calder Medical Practice and Post Office is less than 10 minutes away by car, ensuring local amenities are close at hand. Combining high spec interiors with a prime location, Blackhill View present an outstanding opportunity to be part of an exciting new community.

The small village of Breich offers semi rural living whilst being in easy reach of a range of amenities. Perfect for commuters, there is easy access to the A71 which allows travel to the East and West. The train station located within the village has hourly services to both Edinburgh and Glasgow. Access to the M8 is also within a short drive. There is a new primary school located in the village and secondary schooling is available in nearby West Calder. A range of everyday amenities are available in West Calder, whilst a more wider selection of amenities are on offer in the larger town of Livingston that lies approximately a short drive away and boasts restaurants, bars as well as two shopping centre.

Home Report Value £340,000

1647 ft²

Council Tax Band F

EPC Rating B

Home sold as seen with contents included.

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Contents and furnishings are excluded from the sale unless expressly stated otherwise.

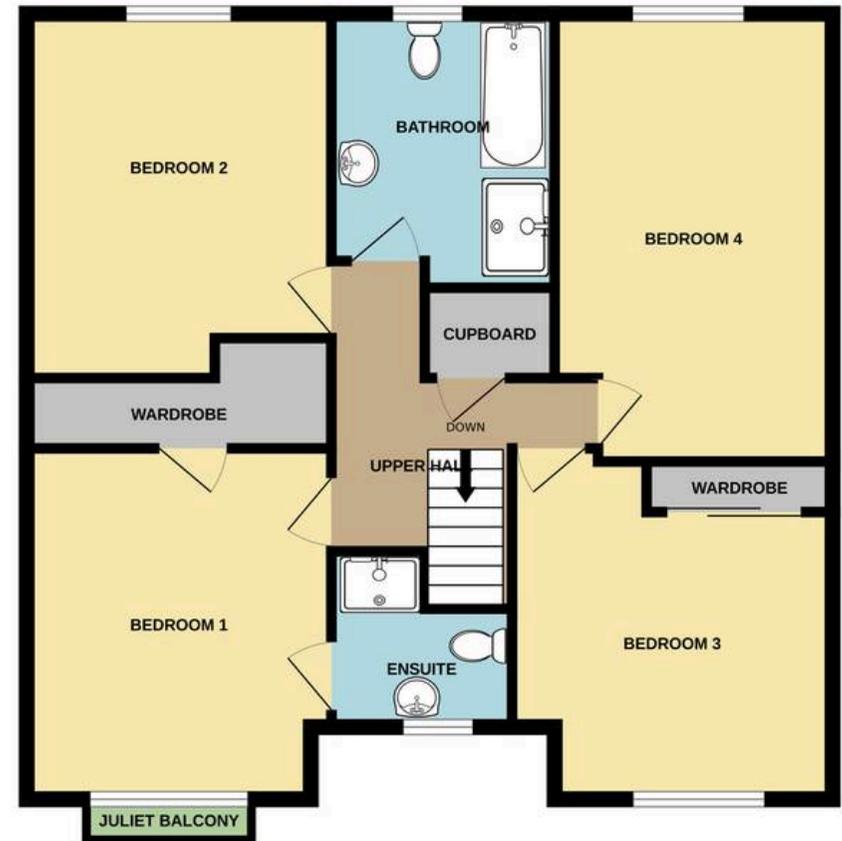




GROUND FLOOR



1ST 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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