



RE/MAX PROPERTY



217 Beechwood Road, Blackburn, West Lothian, EH47 7PG

- *Pretty Mid-Terraced Villa*
- *Seldom Available Locale*
- *Spacious Lounge/Diner*
- *Well-Equipped Kitchen*
 - *3 Large Bedrooms*
 - *Modern Shower Room*
 - *Landscaped Gardens*
- *Close To Commuting Links*

****FRESHLY STYLED 3 BEDROOM MID-TERRACE!****

Niall McCabe and RE/MAX Property are proud to bring to the market this absolutely fabulous and very spacious 3-bedroom mid-terraced family villa situated in the sought-after area of Beechwood Road, Blackburn. Offering a popular location, within easy reach of picturesque parks and green spaces, local convenience stores and major road and rail links, this bright & airy mid-terraced villa has been impeccably well looked after is an absolute credit to the current owners. The property is benefited by having a spacious, sun-drenched gardens and spacious room-sizes – the ideal family home.

The popular West Lothian village of Blackburn is situated 2 miles from Bathgate and 5 miles from Livingston. Close to local amenities it has a variety of sports and leisure opportunities. Bathgate has a good range of independent shops, some major retailers and services. Livingston Town Centre offers excellent supermarkets, retail shopping, transport and recreational facilities. For the commuter a regular bus services links to Bathgate and Livingston. Bathgate rail station is a 5-minute drive away which links east to Edinburgh, west to Glasgow and similarly the M8 motorway affords good links to all major parts central Scotland.

Tenure: Freehold

Council Tax Band: A

The home report can be downloaded from our website.



Entrance Hallway

8' 6" x 5' 5" (2.58m x 1.66m)

Stepping in from the front garden, the entrance hallway is bright, spacious and offers access to the kitchen, lounge/diner, and a staircase to the upper landing.

Lounge/Diner

23' 10" x 13' 9" (7.27m x 4.20m)

This wonderfully bright & spacious lounge/diner has been decorated in a modern colour palette, complete with newly fitted carpeted flooring. There are dual aspect windows overlooking the front and rear gardens which in-turn flood this space with an abundance of natural lighting.

Kitchen

9' 7" x 8' 11" (2.93m x 2.73m)

Offering an abundance of wall and base mounted units, the kitchen is an absolute gem. It is bathed in natural sunlight all day long, and offers a free-standing oven & hob, vinyl flooring, access to the rear garden and space for free standing appliances.

Bedroom 1

14' 8" x 8' 3" (4.48m x 2.52m)

The master bedroom is of generous proportions and has been finished in a neutral palette. It offers tv & PowerPoints, central lighting, carpeted flooring, and a large window facing onto the front aspect of the property.

Bedroom 2

11' 2" x 10' 8" (3.41m x 3.25m)

The second bedroom is a sizeable double, again decorated in neutral tones. There is a central light fitting, powerpoints, ample room for an abundance of furniture formations, and a large window overlooking the rear garden.

Bedroom 3

11' 7" x 5' 7" (3.52m x 1.69m)

Bedroom 3 is also of good proportions and is currently utilised as a dressing room, however, could be used flexibly depending on the individual purchaser. There is carpeted flooring, front facing window and central lighting.

Family Bathroom

6' 2" x 5' 3" (1.87m x 1.60m)

The spacious shower-room offers large walk-in shower enclosure, with electric overhead shower, WC, and wash hand basin. The room enjoys neutral wall & floor design, and glazed window.

Exterior

Externally the property is bordered by fabulous, sun-drenched gardens, which have been thoughtfully planned with low maintenance as the top priority. They both enjoy pretty patios, turfed sections and are the ideal spot for enjoying the last drops of the sun!





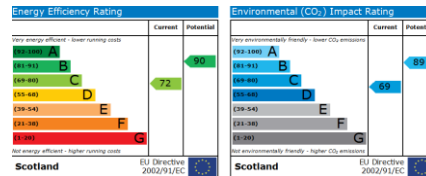
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 41.01 FLOOR 2: 42.07
TOTAL: 83.08
SIZES ARE APPROXIMATE TO THE SURVEYOR'S MEASUREMENTS. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42.07 FLOOR 2: 42.07
TOTAL: 84.14
SIZES ARE APPROXIMATE TO THE SURVEYOR'S MEASUREMENTS. ACTUAL MAY VARY.



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