



RE/MAX PROPERTY



**3 Quarry Cottages, Main Street,
Blackridge, West Lothian, EH48 3RJ**

- ***Lovely Mid Terraced Cottage***
- ***Popular Residential Location***
 - ***Generous Lounge/Kitchen***
 - ***Handy Utility Room***
- ***Attractive Bathroom***
- ***3 Spacious Bedrooms***
- ***Enclosed Rear Garden***

Lovely Mid Terraced Villa!! Great Starter Home!!

Nicole McFarlane and RE/MAX Property are delighted to offer for sale this lovely mid terraced cottage situated in the popular residential area of Blackridge. Comprising of bright entrance hall, generous lounge/kitchen, handy utility room, 3 good sized bedrooms and an attractive bathroom. Further benefits include good sized, private rear garden, GCH & DG. The property is in a walk-in condition and would make an ideal family home and is a credit to the current owners. Early viewing is recommended.

Blackridge offers many local amenities situated in the village including doctors, shops and takeaway. Commuter links are excellent from this area, with the Blackridge railway station close by, offering rail links to both Edinburgh and Glasgow. In addition, there is easy access to both the A71, M8, M9 and Edinburgh airport, making this an ideal location to enjoy the quieter lifestyle while still within commuting distance of the major cities.

The home report can be downloaded from the RE/MAX website.

Freehold Property
Council Tax Band B
Factor Fee - None

Entrance Hall

Enter via a partially glazed UPVC door into the welcoming hallway which then gives access to the lounge/dining room/ kitchen and bedroom 3. Central light fitting, original wood flooring and a radiator.

Lounge/Kitchen

19' 2" x 14' 11" (5.83m x 4.55m)

Good sized lounge area with a window to the rear of the property. Central light fitting and carpet flooring. There is access to the utility room and stairs leading to the upper level. The kitchen area comprises of an abundance of base and wall units with complimentary work tops, splash back tiling and a double Belfast ceramic sink with a chrome mixer tap. Freestanding electric cooker, an extractor fan and space for a freestanding fridge/freezer. Downlighters, original wood flooring and a radiator.



Utility Room

7' 8" x 6' 5" (2.33m x 1.95m)

Handy room with a wooden door leading to the rear garden. There is lots of storage cupboards, central light fitting, vinyl flooring and space for freestanding appliances. Access to the downstairs bathroom.

Bathroom

7' 8" x 5' 5" (2.33m x 1.66m)

Lovely room that has an opaque window to the rear of the property. Comprising of a white WC, a sink with chrome taps and a bath with chrome taps with an overhead mains operated shower and a shower curtain. Central light fitting, partially tiled walls and wet walls, vinyl flooring and a radiator.



Bedroom 3

10' 9" x 9' 7" (3.28m x 2.92m)

Beautiful double room with a window to the front of the property. Central light fitting, carpet flooring and a radiator.

Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to 2 of the bedrooms. There is a Velux roof window allowing plenty of natural light to flow in. Wall lights and carpet flooring.

Bedroom 1

11' 0" x 12' 2" (3.35m x 3.72m)

Excellent room with a window to the front of the property. Central light fitting, triple fitted wardrobes offering excellent hanging and storage space, carpet flooring and a radiator.

Bedroom 2

10' 1" x 9' 0" (3.08m x 2.74m)

Attractive double room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator.



Rear Garden

Fully enclosed rear garden with a gate for access. There is a spacious patio area, feature brick wall, lawn area and a mature tree.





FLOOR 1

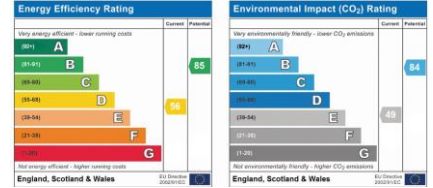
GROSS INTERNAL AREA



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 50.4 sq.m. FLOOR 2: 27.6 sq.m.
TOTAL: 77.9 sq.m.

EXTRA INFO: DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Nicole McFarlane
07554 236085

nmcfarlane@remax-scotland.net



Agents Address

T: 07554 236085 E: nmcfarlane@remax-scotland.net

www.remax-livingston.net