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Millhouse, 3 Millbank, Blackridge

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Millbank, Blackridge



Located in the charming village of Blackridge, this three-bedroom home was built by the current owners over thirty years ago on the historic site of a 19th-century clattering mill. Set amidst picturesque countryside, the property features private gardens with a summer house and converted stables. The sizeable plot also accommodates an outbuilding (c.110m²) from which the owners currently operate a successful cat boarding business.

The Thomas Mitchell-designed house offers spacious rooms filled with natural light. The ground floor includes a bright east-facing living room, a contemporary dining kitchen with French doors to the rear garden, and a WC. Upstairs, there are three comfortable double bedrooms, a versatile family room with a balcony, and a modern family bathroom, along with ample storage space.

Outside, the property boasts a tidy front garden and a gravel driveway, while the rear garden provides a peaceful oasis in the midst of the beautiful countryside. This unique property offers a private lifestyle, yet it's conveniently close to local schools and a health center. With easy access to Blackridge Train Station, the M8 motorway, Edinburgh, Glasgow, Armadale, and Bathgate, it's a rare opportunity that will appeal to a variety of buyers.

What's special about this house

- The property is nestled in a picturesque West Lothian village, offering a spacious plot and stunning countryside views.
- The living room is bright and inviting, with Karndean flooring and soft wall finishes. The open-plan dining kitchen features French doors to the garden, and a wood-burning stove.
- The contemporary U-shaped kitchen is well-designed, with quality cabinetry, quartz-effect worktops, and high-spec appliances. There's also a versatile first-floor family room with French doors to a balcony and a wood-burning stove.
- The principal double bedroom is appealing with an east-facing aspect and bespoke cabinetry. The family bathroom is tastefully designed with soothing greys and whites.
- The converted stables offer multiple uses, currently serving as a music room and craft area. The garden features a hot tub, a manicured lawn, a summer house, and a spacious shed.
- There's ample parking with a gated gravel driveway and a single-car garage. The outbuilding currently hosts a successful cat boarding business.

If purchasing for business purposes commercial funding may be required.









Location and Amenities

- A scenic semi-rural West Lothian village with a health centre, bar, pharmacy, shop, small library, and parish church
- Bathgate and Armadale offer a wide variety of pubs, restaurants, a library, post office, convenience stores, and local retailers
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (27 miles) and Glasgow (23 miles); the M9 is a short drive away
- CityLink Bus service connecting to neighbouring towns and cities, only a five-minute drive
- Edinburgh International Airport is just 20 miles away from the property
- Scenic green spaces nearby include Black Moss Nature Reserve, Blawhorn Moss, and Polkemmet Country Park
- Short walk to Blackridge Train Station. Regular service to Edinburgh and Glasgow

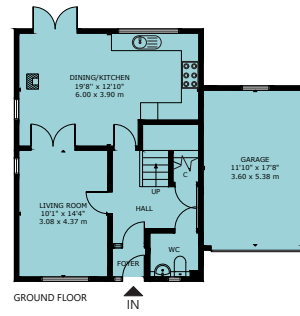
“An exquisitely designed residence enveloped by breathtaking gardens perfectly captures the spirit of contemporary family life.”

Home Report valuation	£430,000
Internal floor area	125m ²
School catchment	Blackridge Primary School and Armadale Academy
EPC Rating	Band D
Council tax band	Band E
Train station	Blackridge (1.2 miles)

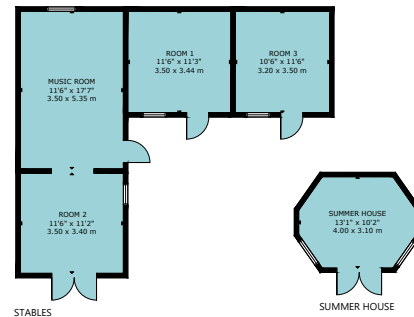
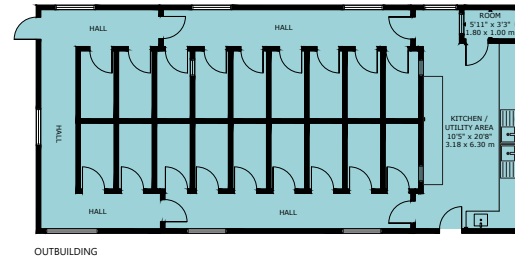
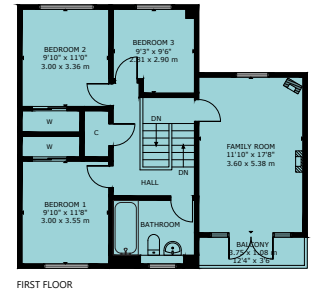
Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine, garden hut, garden furniture and hot tub.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	4.37m x 3.08m
Dining/Kitchen	6.00m x 3.90m
Garage	5.38m x 3.60m
WC	1.69m x 1.52m

First Floor

Bedroom 1	3.55m x 3.00m
Bedroom 2	3.36m x 3.00m
Bedroom 3	2.90m x 2.81m
Family Room	5.38m x 3.60m
Bathroom	2.50m x 1.90m
Balcony	3.75m x 1.08m

Outbuilding / Stable Block

Music Room	5.35m x 3.50m
Room 1	3.50m x 3.44m
Room 2	3.50m x 3.40m
Room 3	3.50m x 3.20m
Summer House	4.00m x 3.10m
Outbuilding	17.3m x 6.30m

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Gillian Greenwell
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.