



- Semi Detached House-Move-in Ready
- Fantastic Family Home-3 Double Bedrooms
- Stylish Kitchen/Diner & Modern Family Bathroom
- Bright & Airy Spacious Lounge
- Driveway to Front
- Large Enclosed Rear Garden

Alba Property View ...

"Spacious, bright with wonderful gardens, driveway and great storage - perfect for a growing family..."

53 Ladeside Road, Blackburn, EH47 7JT

Fixed Price £145,000



Alba Property are delighted to present to the sales market this bright and spacious, beautifully presented semi-detached house located within the popular village of Blackburn, West Lothian. This superb family home boasts fantastic gardens to the rear and a driveway to front offering off -street parking. Enjoying an upgraded kitchen and bathroom along with great room proportions throughout this property is not one to be missed. Internal accommodation comprises of entrance hallway with fantastic storage, bright and airy lounge, contemporary kitchen/diner, three double bedrooms and family bathroom. Gas central heating and double glazing ensure maximum comfort. Early viewing is advised.

Tenure: Freehold
Council Tax Band: A

Accommodation

Entrance Hallway

The entrance hallway provides access to the lounge and bathroom. Carpeted staircase provides access to the upper landing. Great storage. Fitted carpet.

Lounge 13' 4" x 12' 9" (4.06m x 3.88m)

A bright and airy room decorated in fresh neutral hues which is flooded with natural light thanks to the large window to front. A fantastic room to relax in an evening and socialise with friends and family. Cosy fitted carpet. Door provides access to the kitchen/diner.

Kitchen/Diner 14' 1" x 9' 7" (4.29m x 2.92m)

A stunning, contemporary fitted kitchen with a wide range of stylish base and wall mounted units with a complementing splashback and crisp white subway tiling to walls. Stainless steel integrated oven, hob and hood and space for a free-standing fridge/freezer and washing machine which is included within the sale price. Space for a table and chairs for enjoying family meals. Window overlooks the garden and door provides access to outside.





Family Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)

The modern family bathroom completes the ground floor accommodation and comprises of white w.c, wash hand basin with high gloss vanity storage underneath and bath with shower incorporated above. Striking tiling to walls and a stainless-steel towel rail completes the look perfectly. Window to rear.

Upper Landing

The upper landing provides access to the three bedrooms which are freshly decorated with fitted carpets. Hatch to the loft space and handy store cupboard. Window provides natural sunlight.

Bedroom 1 14' 2" x 10' 6" (4.31m x 3.20m)

A well-proportioned rear facing double bedroom with ample space for free-standing bedroom furniture and a built-in store.

Bedroom 2 12' 9" x 9' 1" (3.88m x 2.77m)

Second double bedroom which overlooks the front of the property and offers space for free-standing furniture and also benefits from a built-in store. Decorated in neutral tones with a feature wallpaper to one wall.

Bedroom 3 10' 2" x 10' 7" (3.10m x 3.22m)

Another generous double bedroom with fresh décor and ample space for free-standing furniture as required. Built-in store.



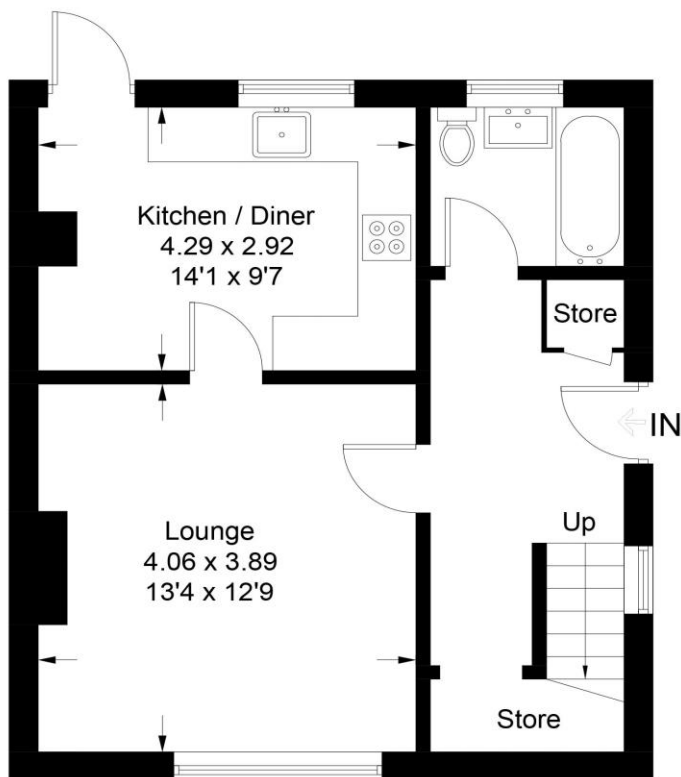
Externally

Outside, this superb home offers a driveway to front and fully enclosed, large rear garden which is laid to lawn with a paved patio and decking area for enjoying the summer months.

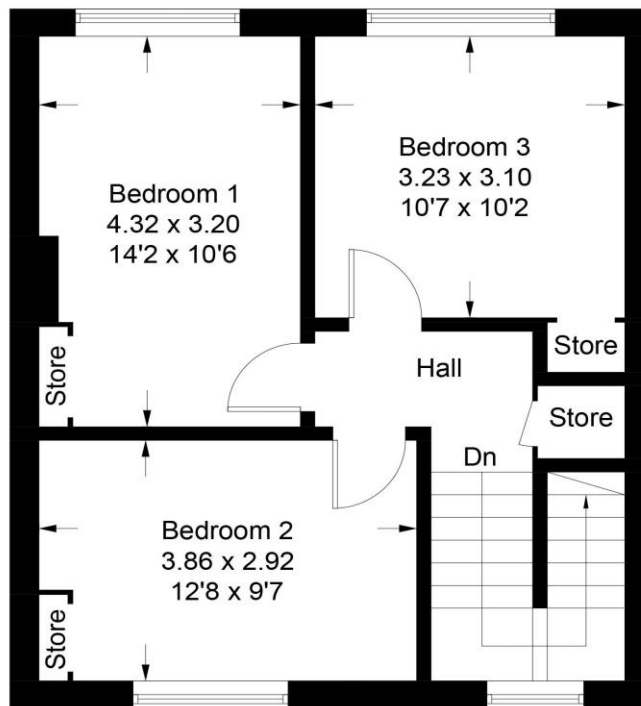


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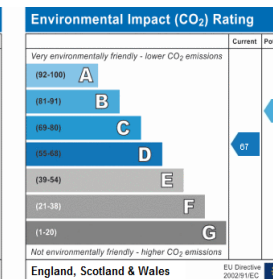
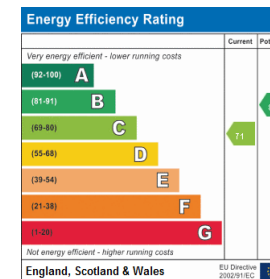
Approximate Gross Internal Area
86.2 sq m / 928 sq ft



Ground Floor



First Floor



Area

The property is located within the popular West Lothian village of Blackburn. The property is well placed for access to local amenities and perfect for schools. There are regular bus services to the larger towns of Livingston and Bathgate which have a wide range of shopping and leisure facilities. Bathgate has an upgraded railway station with regular services to Glasgow and Edinburgh.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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