



- Semi-Detached House -  
Amazing First-Time Home
- 2 Generous Double Bedrooms
- Bright & Airy Lounge/Diner
- Well Equipped Fitted Kitchen
- Great Storage Throughout - Gas  
Heating & Double Glazing
- Driveway & Gardens

**Alba Property View ...**

*"From great open views, to generous  
room proportions to amazing storage  
- this ideal first-time home has it all"*



Welcome to 9 Park Road, a superb semi-detached house nestled in the heart of Blackridge, West Lothian. This charming abode presents a great opportunity for first-time buyers eager to step onto the property ladder.

Upon arrival, the residence greets you with a spacious driveway, ensuring off-street parking for multiple vehicles—a luxury that truly sets this home apart. The inviting entrance vestibule opens up to a welcoming hallway, equipped with ample storage solutions including a large store cupboard and an understairs store cupboard for all your household essentials.

The lounge exudes a sense of warmth and comfort, finished in soothing tones, complemented by an electric fire with a stylish surround and a large window that bathes the room in natural light. The durable laminate flooring adds a touch of elegance and ease of maintenance.



Culinary enthusiasts will delight in the well-appointed kitchen, boasting white base and wall units, white splashback tiles, and a tiled floor that ties the look together. The rear hallway conveniently houses a fridge/freezer and provides access to the rear garden.

Upstairs, two generous double bedrooms await. The master bedroom features three substantial storage areas, with one cleverly concealing the boiler. The second bedroom, equally accommodating for a double or king-size bed, offers breathtaking views over the local football pitches and rolling hills.

The rear garden is complete with a paved area, a pond, and a handy shed. The front garden's lawn, coupled with the secure gated driveway, enhances the property's curb appeal.





Equipped with gas heating and double glazing throughout, this home promises comfort and energy efficiency. 9 Park Road is not just a house: it's the perfect first step into the world of homeownership, viewings advised.

### Sizes

**Vestibule** 3' 3" x 3' 3" (0.99m x 0.99m)

**Entrance Hallway (inc stairs)** 11' 4" x 6' 2" (3.45m x 1.88m)

**Lounge** 14' 9" x 12' 1" (4.49m x 3.68m)

**Bedroom 1** 15' 0" x 12' 1" (4.57m x 3.68m)

**Bedroom 2** 15' 0" x 8' 2" (4.57m x 2.49m)

**Bathroom** 6' 3" x 5' 0" (1.90m x 1.52m)



### Location

Blackridge, situated on the A89 approximately 2.5 miles west of Armadale, enjoys a picturesque location while convenient for access to the M8 Edinburgh to Glasgow motorway. The village provides local convenience shopping, post office services and nursery/primary schooling with neighbouring Armadale, Bathgate and Livingston providing a more comprehensive range of shops, schools and recreational facilities including a swimming pool and community centre. A regular public transport service operates close by, and the local railway station provides a regular rail link to Edinburgh and Glasgow City Centres.



## 9 Park Road, Blackridge

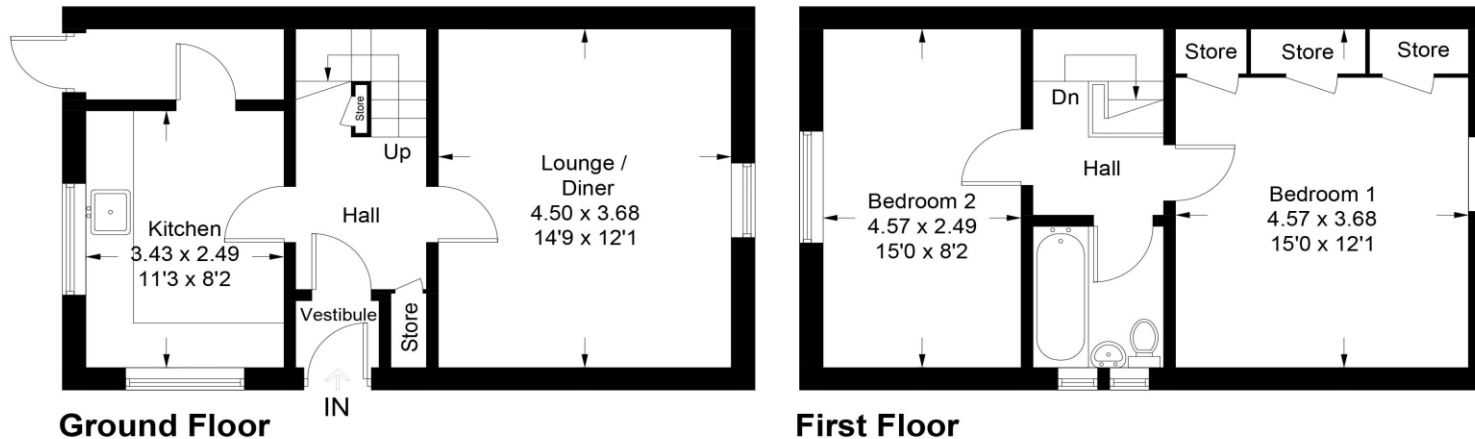
Approximate Gross Internal Area = 74.4 sq m / 801 sq ft

### Extras (Included in Sale)

All floor coverings, window fittings, light fittings, white goods, lawn mower and gardening tools (no warranty)

### Viewing/Offers

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