



- Detached House - Built Circa 1900 - Superb Family Home
- Extensive Garden, Parking & Garage
- 4 Spacious Bedrooms
- Lounge with Open Plan Dining Room
- Kitchen & Pantry
- Family Bathroom & Shower Room - Gas Heating & Double Glazing

Alba Property View ...

"What a special home-sitting in large private gardens with an expansive driveway, garage and flexible living accommodation - This home has so much to fall in love with."



'Truim' named after 'The Falls of Truim', a magical river in the Cairngorms mountains. Step into a piece of history in this welcoming and alluring detached house, nestled in the popular village of Blackburn, West Lothian. Built circa 1900, this eye-catching stone cottage exudes character and warmth, offering a perfect blend of old and new with modern updates. The property is conveniently located near the M8/M9 motor links and the local train station can be found in Bathgate ensuring excellent transport connections for your convenience, making this a great home for the commuter.

As you approach this superb family home, you'll be greeted by an inviting entrance porch, a spacious hallway, and plenty of large windows throughout that allow an abundance of natural light to fill every room. This charming residence boasts a spacious and flowing floor plan, with versatile storage options that cater to your every need.

A cosy lounge featuring a multi-fuel fire, feature ceiling beams, and patio doors that open to the garden is the perfect space to relax. Seamlessly transitioning into the dining area, this zone is the perfect setting for families to relax, share stories, eat together and for entertaining guests. The kitchen is spacious in size, offering a wide range of base and wall units a dual sink basin, range style cooker and a convenient door leading to the outside. Complete with a handy adjoining pantry for all your household essentials.

On the ground floor, you'll find two generously sized double bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. Additionally, there's a well-appointed bathroom and a shower room, both with toilets for added convenience.

As you make your way upstairs, an alluring reading gallery landing awaits, a quiet spot which would also make an ideal work from home office area, The hallway provides access to two more bedrooms. Bedroom 3 is exceptionally spacious and includes a huge dressing room, while bedroom 4 is a generously sized single room with two further stores.

You'll be delighted by the stunning outdoor space, the property boasts an impressive plot, complete with a gated multi-car driveway, a garage, and plenty of prime land. The rear garden is expansive and offers various bedding and seating





areas, ensuring you have plenty of space to relax and enjoy the outdoors. Large trees provide privacy, and there's even a gazebo and another pergola to enhance your outdoor living experience. An idyllic setting for outdoor entertaining in the summer months.

Additional features of this wonderful home include gas heating and double glazing, ensuring all year-round comfort. This property is not just a house; it's an ideal family home in a fantastic location. You'll be within proximity to excellent schools (some of the best in the area!), shops, the bowling club, eateries, plenty of natural recreation options, and more.

Don't miss this opportunity to own a piece of Blackburn's history while enjoying the tremendous space. A simply superb home, ideal for any growing family.

Sizes

Porch 10' 3" x 7' 4" (3.12m x 2.23m)

Lounge 15' 3" x 13' 5" (4.64m x 4.09m)

Dining Room 10' 8" x 8' 8" (3.25m x 2.64m)

Kitchen 14' 10" x 10' 0" (4.52m x 3.05m)

Pantry 10' 0" x 3' 3" (3.05m x 0.99m)

Bedroom 1 12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom 2 10' 7" x 8' 8" (3.22m x 2.64m)

Bathroom 11' 4" x 6' 1" (3.45m x 1.85m)

Shower Room 7' 2" x 6' 1" (2.18m x 1.85m)

Reading Gallery Landing (inc stairs) 11' 5" x 10' 5" (3.48m x 3.17m)

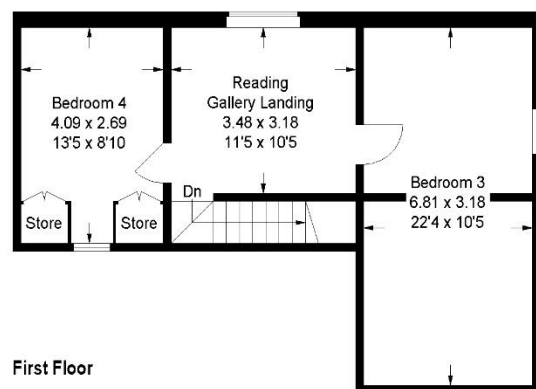
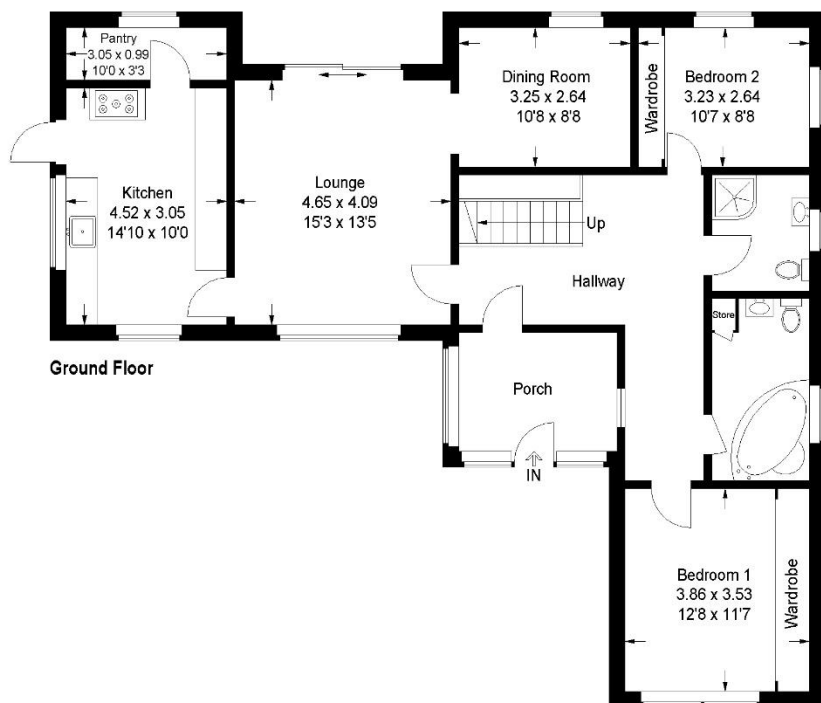
Bedroom 3 (at widest) 22' 4" x 10' 5" (6.80m x 3.17m)

Bedroom 4 13' 5" x 8' 10" (4.09m x 2.69m)



Truim, 46 West Main Street, Blackburn

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, free-standing range cooker, fridge/freezer, washer/dryer, dishwasher (no warranty) green house and garden store.

Area

The property is located within the popular West Lothian village of Blackburn and is well placed for access to all the local amenities including shops, doctors surgery nurseries and 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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