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sneddons
solicitors & estate agents **S.S.C.**



70 Allison Gardens, Blackridge

Fixed Asking Price £160,000

- Detached Bungalow
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Bathroom with Separate Shower
- Solar Panels
- Gas Central Heating
- Off Street Parking
- Early Viewing Advised



70 Allison Gardens, Blackridge

Description

Sneddons are delighted to bring to the market this fantastic 2 bedroom detached bungalow situated on a spacious corner plot, within the popular Southvale Homes development in the village of Blackridge. This lovely bungalow is in walk in condition and will suit a variety of buyers including the less mobile and retirees. The property has solar panels, gas central heating, triple glazing, fresh neutral decor and off street parking. A property of this standing is rare to the market so early viewing is advised.

Accommodation

The accommodation is entered from the front into the warm and welcoming hallway that has two built in storage cupboards. The spacious and naturally bright lounge overlooks the rear garden. The modern and stylish breakfasting kitchen has ample wall and base units, complementary work tops, four ring gas hob and electric oven. The fridge freezer is integrated. There are two double bedrooms, bedroom one has built in wardrobes. The family bathroom has a bath and a separate shower unit.

Outside

Externally to the rear is an enclosed garden primarily laid to lawn. To the front is a small garden also laid to lawn. A monoblocked driveway gives off street parking for two cars.

Local Area

The former mining village of Blackridge lies approximately 3 miles west of Armadale and has shops, a health centre and local Primary School to meet everyday needs. The village also has a railway station (opened in 2010) providing services to Edinburgh, Glasgow and many towns in between. Armadale has a greater range of shops and more extensive shopping facilities are available in nearby Bathgate and Livingston. There are regular local bus services. The property is conveniently placed for the M8 motorway, which provides for easy access to both Edinburgh and Glasgow. Recreational needs are more than adequately catered for by way of nearby golf courses, swimming pools and health centres and with the surrounding countryside allowing for leisurely walks.

Lounge

3.60m x 4.1m (11'10" x 13'5")

Kitchen

4.27m x 3.12m (14'0" x 10'3")

Bedroom 1

3.00m x 3.12m (9'10" x 10'3")

Bedroom 2

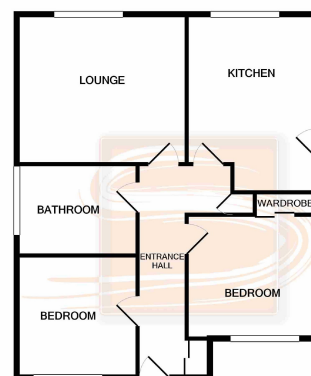
2.94m x 2.93m (9'8" x 9'7")

Bathroom

2.19m x 2.93m (7'2" x 9'7")

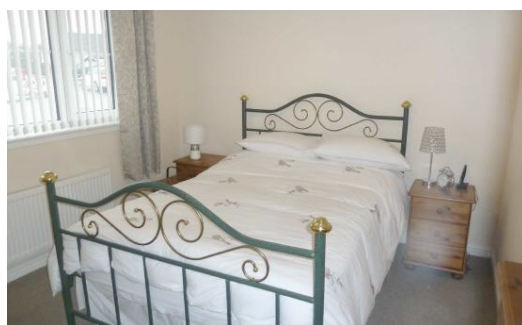
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	85	87
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	83	85	Scotland	85	87
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



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