

1/3 South Street, Bo'ness, West Lothian,  
EH51 0EA

T: 01506 826232

E: [property@sneddons.com](mailto:property@sneddons.com)

W: [www.sneddons.com](http://www.sneddons.com)



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



## 27 Westcraigs Road, Blackridge

**Offers Over £215,000**

- Spacious Detached Villa
- 4 Bedrooms
- Master En Suite
- Modern Breakfasting Kitchen
- Open Plan Lounge Diner
- Option to live on Ground Floor
- Detached Garage
- Close to M8 Motorway



# 27 Westcraigs Road, Blackridge

## Description

Situated in a small private development with similar style properties, 27 Westcraigs Road, Blackridge is a deceptively spacious detached villa, with versatile living accommodation arranged over one and a half storeys. This lovely family home will suit a variety of buyers including the growing family and the less mobile who need a bedroom and bathroom on the ground floor. The property is in walk in condition and has double glazing, gas central heating, fresh neutral decor, good storage and off street parking. Viewing is highly recommended to appreciate the condition and space available with this property.

## Accommodation

The ground floor has a lovely flow to it and has an abundance of natural light throughout. The modern breakfasting kitchen has ample wall and base units, contrasting work surfaces, gas hob and electric oven. Integrated appliances include fridge, freezer, dishwasher and washing machine. The generously proportioned lounge is open plan to a dining area which has double doors giving access to the kitchen. There are two double bedrooms both with built in wardrobes. The family bathroom has a bath and walk in shower.

The upper level houses two double bedrooms both with built in wardrobes, the master bedroom has an en suite shower.

## Outside

The good sized gardens to the front, rear and side are primarily laid to lawn. The detached garage is situated to the rear of the property and has electric up and over doors. A driveway gives additional off street parking.

## 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/Diner

6.11m x 3.60m (20'1" x 11'10")

## Breakfasting Kitchen

3.35m x 4.m 7 (11'0" x 13'1" 23'0")

## Bedroom 4

2.92m x 3.00m (9'7" x 9'10")

## Bedroom 3

2.75m x 3.00m (9'0" x 9'10")

## Bathroom

1.75m x 2.00m (5'9" x 6'7")

## Master Bedroom

3.91m x 3.11m (12'10" x 10'2")

## En Suite

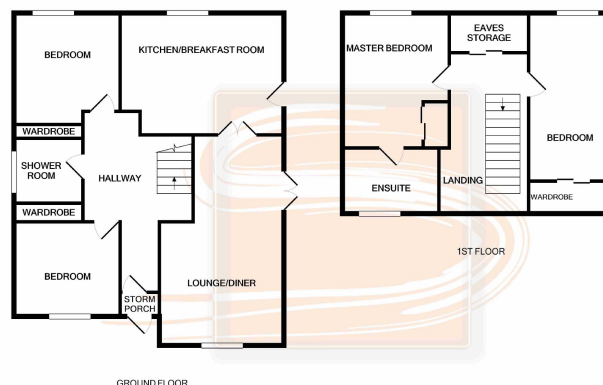
1.88m 2.88m (6'2" 9'5")

## Bedroom 2

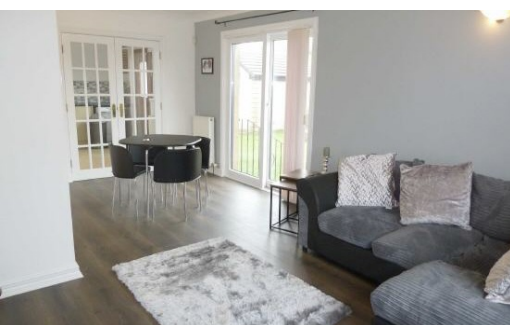
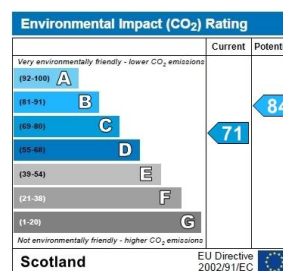
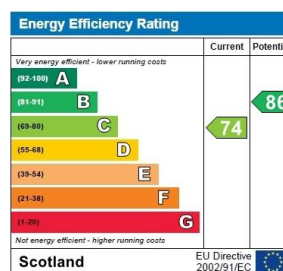
4.60m x 2.61m (15'1" x 8'7")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Made with Metagex 02020



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

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.



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