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## Duart, 4 Entryfoot , Blackridge, EH48 3AG

Offers over £210,000



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## Description

Duart, 4 Entryfoot is an Individually designed and deceptively spacious Detached Bungalow situated in a rural location but well placed for Blackridge's park and ride train station and M8 motorway making it ideal for commuting to Glasgow, Edinburgh and the central belt, It is also just a short drive to the local shops and local amenities. This lovely bungalow is in walk in condition but still has great potential and will suit a variety of buyers including retirees, the less mobile but would also make a lovely family home. The property further benefits from double glazing, oil central heating, good storage, and off street parking. Viewing is essential to fully appreciate the location and standard that this property offers.

## Outside

There are mature and well tended gardens to the front and rear. The private garden to the rear is primarily laid to lawn and has a shed, greenhouse and a bin storage area . The garden to the front is also laid to lawn and has a mixture of trees, shrubs and bushes.

The driveway provides ample off street parking and access to the detached garage which has power laid to it.

## Local Area

Blackridge offers many local amenities situated in the village including doctors, pharmacy, schools, library, shops and takeaways. Commuter links are excellent from this area, with the Blackridge railway station close by, offering rail links to both Edinburgh and Glasgow. In addition, there is easy access to both the A71, M8 and M9 and Edinburgh Airport,

making this an ideal location to enjoy the quieter lifestyle while still within commuting distance of the major cities. There is a cycle path which runs parallel with the train line and is part of the Bathgate to Airdrie route and is mainly flat and traffic free, - ideal for family time with the kids

## Accommodation

The generous proportioned and flexible accommodation is arranged over one level and includes a warm and welcoming reception hallway. The spacious lounge is located to the front but could be used as a third bedroom. The kitchen is open plan to a dining area and has ample storage units, complementary work tops, electric oven, washing machine and fridge. The sun room overlooks the rear garden and was used as the main lounge. There are two double bedrooms both with built in wardrobes. The shower room completes the accommodation.

**Lounge/3rd Bedroom**  
14'9" x 10'9" (4.5m x 3.28m)

**Kitchen/ Diner**  
9'8" x 16'4" (2.95m x 5.00m)

**Sun Room**  
15'5" x 11'5" (4.7m x 3.5m)

**Bedroom 1**  
13'9" x 8'10" (4.2m x 2.7m)

**Bedroom 2**  
10'5" x 7'6" (3.2m x 2.3m )

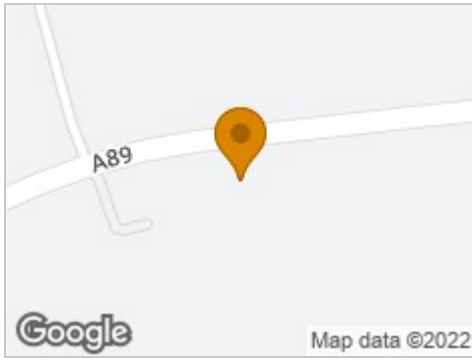
**Shower Room**  
6'6" x 5'6" (2.00m x 1.70m )

Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



## Road Map



## Hybrid Map



## Terrain Map



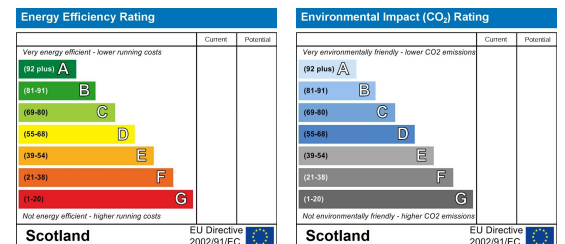
## Floor Plan



## Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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