



£108,000 Offers Over

Almond Road, Balckburn, EH47

Terraced House | 2 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Walk In Condition
- Beautiful Fitted Kitchen
- Stylish Shower Room
- Two Double Bedrooms
- Enclosed Rear Garden
- Driveway
- Home Report Available in Description

## Property Description

Strathavon Properties are delighted to offer to the market this immaculate, two bedroom mid terraced property in Blackburn. Presented in walk in condition, this would make a perfect first home.

## Main Particulars

Strathavon Properties are delighted to offer to the market this immaculate two bedroom, mid terraced property in Blackburn. Presented in walk in condition, this would make a perfect first home.

On entering the property the hallway gives access to the lounge, with stairs leading to the first floor accommodation. The spacious lounge has been tastefully decorated and has a large window overlooking the front. Off the lounge the beautiful modern kitchen has been finished to a high standard with a range of base and wall units and contrasting wood effect worktop. Integrated appliances include oven and gas hob, with additional space provided for free standing appliances. A rear porch offers access to the garden and large storage cupboard

Looking out over the front aspect, the main bedroom is a spacious double with a large storage cupboard. The second bedroom is again a double this time overlooking the rear of the property. A stylish shower room completes the upstairs accommodation, and has been finished with white contemporary suite comprising; wash hand basin, wc, and walk in shower cubicle with rainfall style thermostatic shower.

Externally to the front the garden is mono blocked to provide off street parking, and to the rear the garden is a mixture of paved patio area and turfed section bordered with shrubs. A shed offers handy external storage.

All blinds, light fittings and integrated appliances in the kitchen are included as well as the American style fridge freezer washing machine.

**Lounge (4.27m x 4.19m)**

**Kitchen (4.27m x 2.29m)**

**Bedroom 1 (4.29m x 3.26m)**

**Bedroom 2 (3.27m x 3.23m)**

**Shower Room (2.10m x 1.80m)**

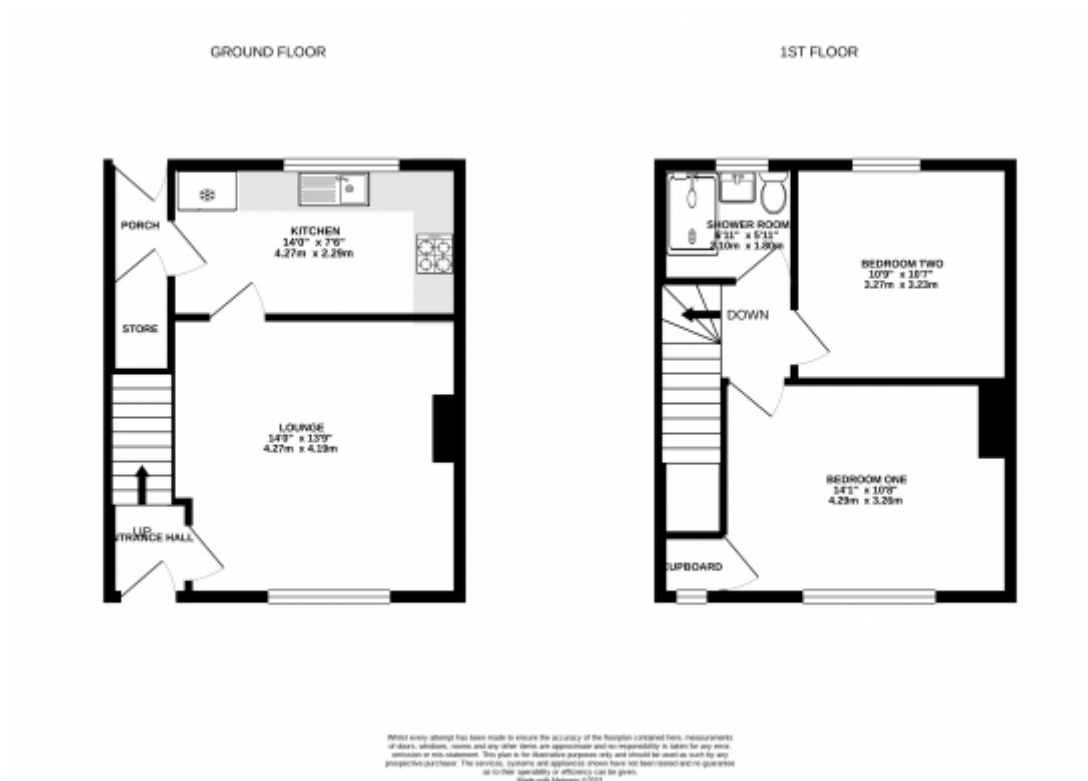
## Location

Blackburn is a popular village, with a great sense of community. Ideally placed for the commute, it has easy access to the M8 network. The local schools are Murrayfield, Blackburn and Our lady of Lourdes Primary and catchment secondary schools are St Kentigern's and Bathgate Academy. A well serviced town centre is only a short walk away.

**IMPORTANT NOTE:**

**We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller**





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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