

**134 Riddochhill Road,
Blackburn,
EH47 7EU
OFFERS AROUND £120,000**

Caesar & Howie
The Central Scotland Law Group



A superb family home is offered from this truly immaculate and fully modernised semi detached villa. The property is situated on a large plot, with open aspect to front, has many attractive features and has been finished to a very high standard. The grounds have been attractively set out and there is parking for several cars, leading to a large detached garage at the rear. Schools, local amenities and shopping are all within easy reach and there is swift access to the M8 motorway and major roads for commuting. Property in this condition and location are seldom seen on the market for long and we recommend viewing at an early date to avoid disappointment.

- Entrance hall
- Lounge (feature fireplace)
- Fitted kitchen/breakfast room
- Bedroom 3/Dining room
- Two further double bedrooms
- Luxury 4 piece bathroom
- GCH & DG
- Large detached garage
- Gardens and Monoblock driveway
- Energy efficiency rating - D

Caesar & Howie Solicitors, 29 George Street, Bathgate, EH48 1PG
Tel.: 01506 815915 Fax: 01506 815928
Website: www.caesar-howie.co.uk Email: fk@caesar-howie.co.uk

Entrance hall			Entered from a feature UPVC/double glazed door, the hall has a large storage cupboard below the stairs and one radiator.
Lounge	5.01m 3.51m	x	A bright and spacious room, well presented with attractive hardwood flooring and feature fireplace with Living Flame gas fire inset. Feature shelved display recess, radiator and picture window with open outlook to front.
Kitchen/ breakfast	3.80m 2.44m	x	The kitchen has a wide range of solid base and wall mounted units, contrasting worktops and tiled splashback. Integrated oven, hob and extractor hood and ample space for breakfasting table and chairs. The fridge/freezer is set within a recess, there is a radiator, tiled floor and both window and door to rear garden.
Bedroom 3/Dining room	3.20m 2.88m	x	A versatile ground floor room, currently utilised as a dining room, though equally suited as a bedroom. Radiator and window to rear.
Upper landing			Staircase with fitted carpet and attractive solid balustrade, leads to the upper floor. Hatch to loft. Window to side at the half landing.
Bedroom 1	4.10m 2.91m	x	A well presented master bedroom, with large built-in mirrored wardrobe and two storage cupboards. Radiator and window to rear.
Bedroom 2	3.50m 3.34m	x	A bright and spacious second double room, with large built-in cupboard, radiator and window to front.
Bathroom	2.87m 2.64m (widest points).	x	A most attractive luxury bathroom, with quality four piece suite in traditional white. Comprising bath, shower cubicle, (mains shower), W.C. and wash had basin. Towel radiator, co-ordinated tiling, and window to side.
Extras			All fitted carpets, blinds, hob, oven, extractor hood, fridge/freezer and light fittings.
Gardens			There are attractive, well set out gardens to the front and rear. To the rear, there is a section of lawn, with drying facility, patio and barbecue area, borders and planted section. To the front, good size lawn and planted borders.
Driveway/ garage			Feature gates to the front, lead to a long Monoblock driveway, which will accommodate several cars. This leads to a larger than average detached garage to the rear.
Council Tax			Band A
Viewing			Strictly by appointment through Caesar & Howie on 01506 815915 or email fk@caesar-howie.co.uk or to arrange a viewing Monday-Friday from 5.00pm to 9.00pm and Saturday and Sunday 10.00a.m.- 4.00pm please call 01506257016
Offers			Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 29 George Street, Bathgate, EH48 1PG





The above particulars are believed to be correct they are not warranted and do not form or

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Bedroom 1	4.10m 2.91m	x	A well presented master bedroom, with large built-in mirrored wardrobe and two storage cupboards. Radiator and window to rear.
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