

13 Woodhill Road

BLACKRIDGE, BATHGATE, EH48 3RN



*IMMACULATELY PRESENTED THREE-BEDROOM
DETACHED FAMILY HOME IN BLACKRIDGE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present to the market this immaculately presented three-bedroom detached family home, situated on Woodhill Road in Blackridge, conveniently positioned right next to the local school. Renovated to a high standard throughout, this impressive property offers stylish, well-proportioned accommodation, making it an excellent choice for families seeking a home that is ready to move straight into.

The ground floor accommodation centres around a spacious and welcoming living room, providing a comfortable setting for relaxing with family or entertaining guests. A separate dining room is conveniently located just off the living room, with French doors opening directly onto the rear garden. This creates a wonderful connection between the indoor and outdoor living spaces, particularly during the warmer months.

The Property





The large kitchen offers generous space for cooking and everyday family life and has been recently renovated to a high standard, making it particularly well suited to those who enjoy entertaining. The overall layout is both practical and versatile, providing ample room to accommodate the demands of modern living.







Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. A good-sized family bathroom serves the remaining bedrooms and completes the internal accommodation.







Bedroom 2





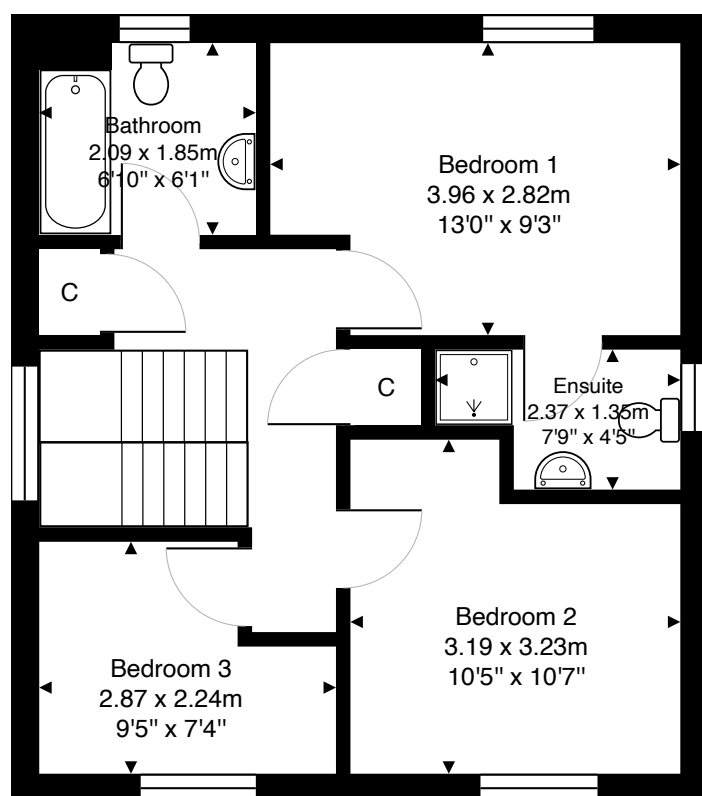
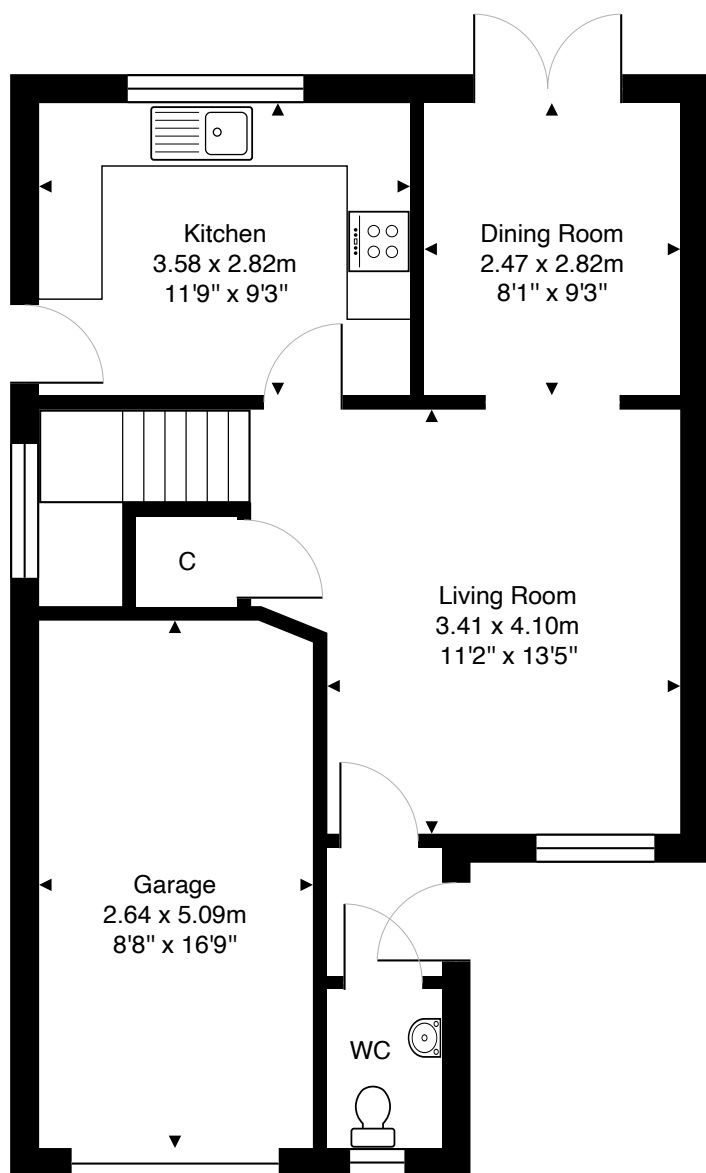
Bedroom 3





The property has been renovated to a high standard and is immaculately presented throughout, allowing the successful purchaser to move in and enjoy the home without the need for immediate improvements. Further benefits include gas central heating and double glazing throughout.





Gross internal floor area (m²): 84m²

EPC Rating: C



Externally, the property continues to impress with a large rear garden, offering an excellent space for children to play, outdoor entertaining or simply relaxing. A private driveway provides valuable off-street parking, while the garage offers additional parking, storage or workshop potential.

The location is particularly convenient for families, with the property situated right next to the local school and within easy reach of the amenities and transport links available in Blackridge and the surrounding areas.

Overall, this is a fantastic opportunity to acquire an immaculately presented detached family home, renovated to a high standard and offering generous accommodation, excellent outdoor space and practical parking facilities. Early viewing is highly recommended to fully appreciate the quality, layout and appeal of this lovely home.





Blackridge is a popular West Lothian village, ideally positioned for commuters looking to travel throughout central Scotland. The village benefits from convenient access to the M8 motorway, while the nearby railway station provides excellent transport links to both Edinburgh and Glasgow, making it an attractive location for those travelling for work or leisure.

For families, Blackridge has a local primary school, with Armadale Academy providing secondary education in the neighbouring town of Armadale, approximately two miles away. A wider range of everyday amenities, supermarkets, shops, cafés and leisure facilities can be found in the nearby towns of Bathgate and Armadale.

Combining a village setting with excellent transport connections and convenient access to surrounding towns, Blackridge offers a practical and appealing location for families, professionals and commuters alike.



Image credit: <https://www.openstreetmap.org/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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