



1 Blackhill View, Breich

West Calder

Offers Over **£300,000**



1 Blackhill View

Breich, West Calder

Number 1 Blackhill View is part of the up-and-coming *Tod Gardens* development, an exciting collection of homes designed to combine modern style, efficiency and quality in a growing community. This property is presented with an excellent specification throughout, offering buyers the opportunity to move straight into a home that balances comfort with practicality.

The ground floor of each property is designed with modern lifestyles in mind. At the front is a bright lounge, while to the rear a spacious open-plan kitchen and dining area opens out through bi-fold doors onto the rear garden. This creates a fantastic space for entertaining and everyday family life. The ground floor also includes a convenient WC and a utility area with space for a freestanding washer/dryer.

Upstairs, the principal bedroom is an inviting retreat, complete with fitted wardrobes as standard and an en-suite shower room with a rainfall shower. One of its standout features is the elegant Juliet balcony, which floods the room with natural light and creates a wonderful sense of space, while offering views over the front of the property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



The remaining three bedrooms are all generously proportioned, each large enough to comfortably accommodate a double bed and all boast fitted wardrobes. Upstairs is served by a contemporary family bathroom featuring a shower over the bath.

This home has been finished with high-quality details such as porcelain tiles, spotlights to both the kitchen and bathrooms, energy-efficient heating with an air source heat pump and a turfed front and rear garden.

This home also benefits from 5kW solar panels, strengthening its eco credentials.

Set within an up-and-coming development, the property also enjoys an excellent location. Breich Train Station is just a short walk away, offering easy connections for commuters. Tesco Bathgate and other larger supermarkets are only a short drive from the property, while an array of takeaways, convenience stores and welcoming pubs can be found along West Calder's Main Street. West Calder Medical Practice is less than a 10-minute drive away, making day-to-day living both practical and convenient.

Blending generous living spaces, modern finishes and a prime location, Number 1 Blackhill View is a home that truly delivers on style, comfort and convenience - the perfect choice for families looking to put down roots in West Lothian.

Property sold as seen

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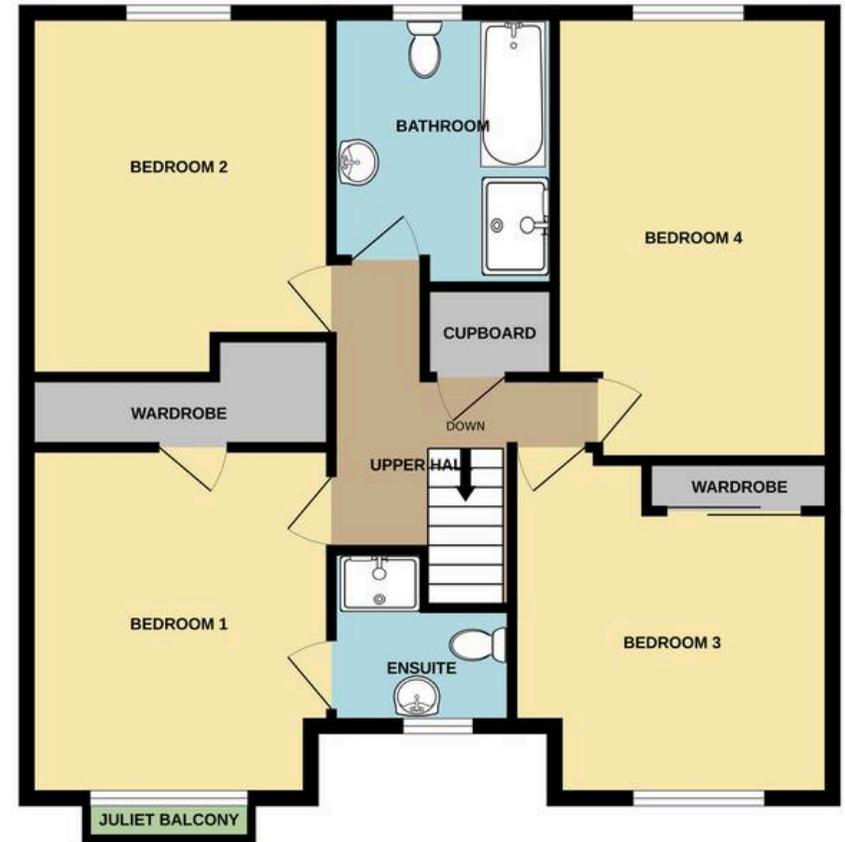




GROUND FLOOR



1ST FLOOR



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