



198 Riddochhill Road, Blackburn

Offers Over £170,000



## 198 Riddochhill Road

### Blackburn

Located on the popular Riddochhill Road, this well proportioned three bedroom end terrace home offers generous living space, three true double bedrooms and excellent outdoor features, all set within a highly convenient location with strong transport links. With a two car driveway, an east facing rear garden and a fully equipped summer house, this is a fantastic opportunity for families, professionals or anyone seeking space both inside and out.

Upon entering the property, you are welcomed into a bright and inviting hallway, immediately giving a sense of space. Useful under stair storage is located to the left, providing an ideal area for coats, shoes and everyday essentials. To the front of the home sits the spacious lounge, a comfortable and versatile room that can easily accommodate two large sofas, a media wall and even a small dining area if desired. A large front facing window fills the room with natural light, creating a warm and welcoming atmosphere.

To the rear of the property is the kitchen, which spans almost the full width of the home. This is a particularly generous space, finished with wooden style cabinetry, ample worktop surfaces and extensive storage. The kitchen is fitted with a four point induction hob and oven, with space for a washing machine and additional appliances. Two large rear facing windows allow an abundance of natural light to flood the room, making it a bright and practical space for everyday use.

Also located on the ground floor is the recently upgraded family bathroom. Finished with wet wall panelling and chrome fittings, this three piece suite includes a bathtub with an overhead shower and benefits from a large window for ventilation and natural light.



Upstairs, the property continues to impress with three spacious double bedrooms. The principal bedroom comfortably accommodates a super king size bed along with bedside cabinets and wardrobe space. Bedroom two is another generous double, easily fitting a king size bed and benefitting from a fitted wardrobe. The third bedroom is currently used as a child's room but remains a versatile space that can comfortably host a double bed and additional storage if required. Externally, the home enjoys a well maintained east facing rear garden that is both private and low maintenance. The garden features a patio area and artificial grass, creating a practical outdoor space for relaxing or entertaining. A standout feature is the summer house, offering excellent flexibility as a home office, gym, hobby space or additional storage. To the front of the property, there is a two car driveway providing convenient off street parking.

The location is another key highlight. Blackburn Primary School and local RC Primary School are nearby, along with St Kentigern's Academy. Blackburn High Street offers a range of everyday amenities, including shops, cafés and a pharmacy. Bathgate Train Station is within easy driving distance, providing excellent rail links to Edinburgh and Glasgow, while the M8 motorway is close by for convenient commuting. Tesco Superstore and further retail options are also just a short drive away.

This is a spacious and well located home offering excellent internal accommodation, outdoor versatility and superb connectivity, ideal for modern family living.



Home Report Value- £175,000

EPC - D

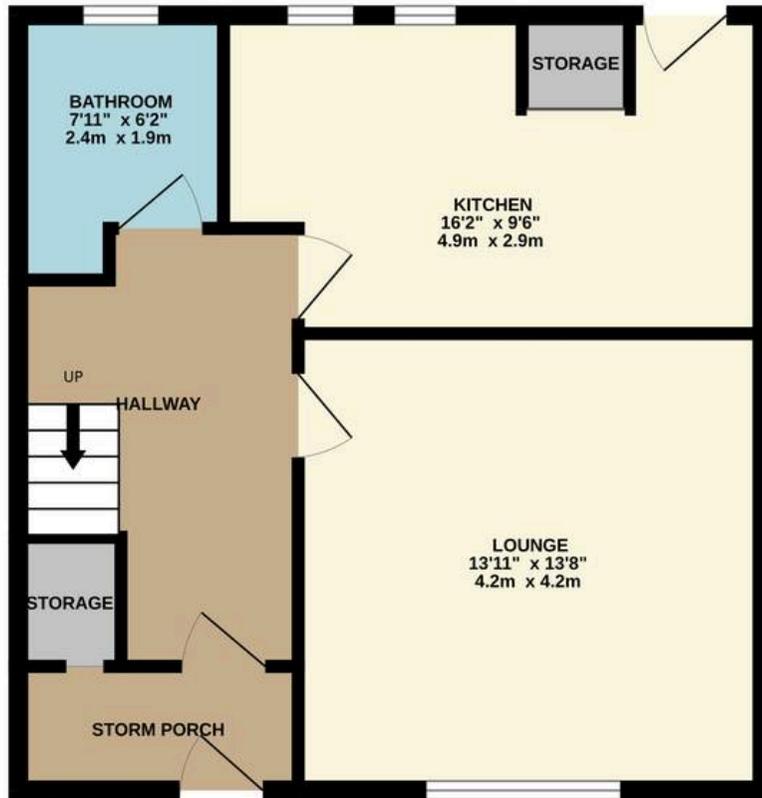
Council Tax Band - A

Square Ft 1001 / 93m<sup>2</sup>

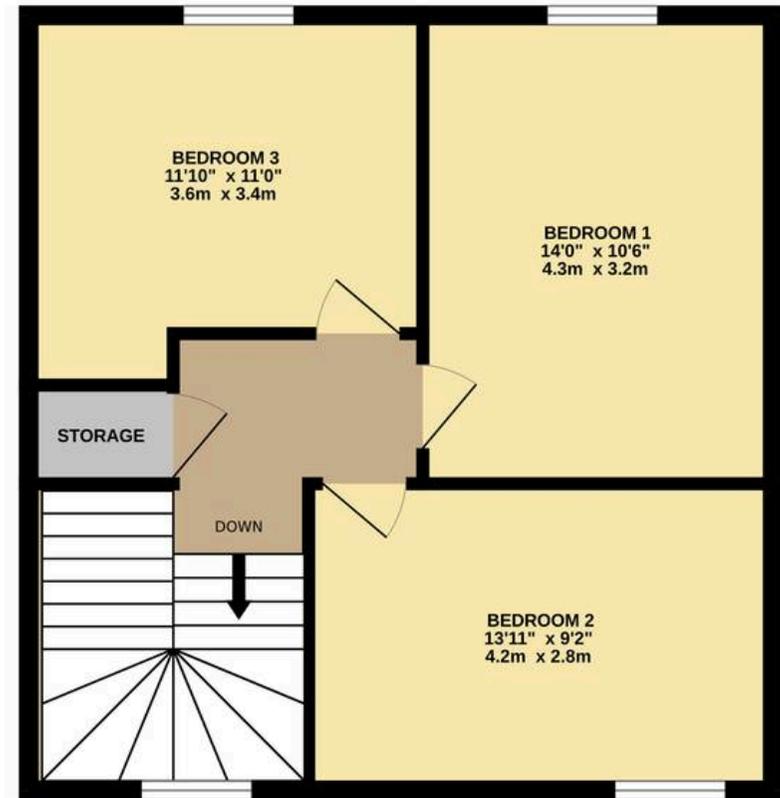
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GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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