



24 Allison Gardens, Blackridge

Offers Over £150,000



24 Allison Gardens

Blackridge

Beautifully presented throughout and occupying a desirable position within the popular Allison Gardens, this charming two bedroom semi detached bungalow offers the perfect blend of comfort, practicality and modern living. With a substantial monoblocked driveway, private rear garden and stylish interiors finished in attractive neutral tones, this is a home ready to move straight into and enjoy from day one.

As you arrive, the property immediately impresses with its generous driveway providing excellent off street parking and its attractive kerb appeal, creating a welcoming first impression before you even step through the door.

Entering the home, you are welcomed into a bright entrance hallway where attractive wood effect flooring sets the tone for the quality and presentation found throughout. The layout has been thoughtfully designed to maximise space and functionality, with all accommodation conveniently accessed from the hallway.

Positioned immediately to the right is the beautifully appointed family bathroom. Finished in contemporary tones, the room features a bath with shower overhead, vanity storage unit and stylish tiling which adds both character and practicality. A window allows natural light to flood the space, creating a bright and relaxing environment.

Continuing through the hallway, you are drawn into the spacious lounge, a warm and inviting room that forms the heart of the home. A large front facing window fills the space with natural light, while the modern décor and quality flooring create a bright yet cosy atmosphere. Generously proportioned, the room offers ample space for both relaxing evenings and entertaining family and friends.



Accessed directly from the lounge is the modern fitted kitchen. Designed with both style and practicality in mind, it features a range of contemporary wall and base units, complemented by contrasting worktops and tiled splashbacks. The clever layout provides excellent storage and workspace, making it a highly functional room for everyday living.

Returning to the hallway, a useful storage cupboard provides valuable additional space for household essentials.

Located to the rear of the property, the principal bedroom is a beautifully presented double room offering a peaceful retreat. Soft neutral décor combines effortlessly with plush carpeting to create a calm and relaxing atmosphere, while the fitted mirrored wardrobes provide excellent storage and enhance the feeling of space and light.

Bedroom two is another well proportioned room and offers fantastic flexibility. Whether utilised as a guest bedroom, home office, dressing room or hobby room, it provides adaptable accommodation to suit a variety of lifestyles. Like the rest of the home, it is finished in tasteful neutral tones and enjoys a pleasant outlook over the rear garden.

Stepping outside, the rear garden provides a wonderful extension of the living space. Fully enclosed and enjoying an excellent degree of privacy, it has been designed for easy maintenance with a combination of lawn, decorative stone chippings and paved pathways. The garden offers plenty of space to relax, entertain or simply enjoy the peaceful surroundings. A garden shed provides useful external storage, while two outdoor power sockets add further convenience for gardening equipment, outdoor lighting or entertaining.

Combining beautifully maintained accommodation, excellent outdoor space and the ease of single level living, this fantastic bungalow is a wonderful place to call home and offers an opportunity that is sure to appeal to a wide range of buyers.

Blackridge is a popular West Lothian village that offers the perfect balance of peaceful semi rural living and excellent commuter convenience. Surrounded by open countryside and scenic walking routes, the village enjoys a strong sense of community while providing all the essential amenities required for modern day living.





The village itself benefits from a range of local shops, cafés, convenience stores, a health centre, pharmacy and well regarded primary schooling, making it an ideal location for families, professionals and downsizers alike. For a wider selection of retail, leisure and dining options, nearby Bathgate, Livingston and Airdrie are all easily accessible.

One of Blackridge's most appealing features is its excellent transport connectivity. Blackridge Railway Station provides regular direct services to both Edinburgh and Glasgow, making it a highly desirable location for commuters. The nearby M8 motorway network also offers easy access to Scotland's major cities and beyond.

For those who enjoy the outdoors, Blackridge is surrounded by beautiful countryside, woodland walks and cycle routes, offering plenty of opportunities to enjoy an active lifestyle. The village combines the tranquillity of a semi rural setting with the convenience of excellent transport links and local amenities, making it one of West Lothian's most attractive places to call home.

Home Report Value- £155,000

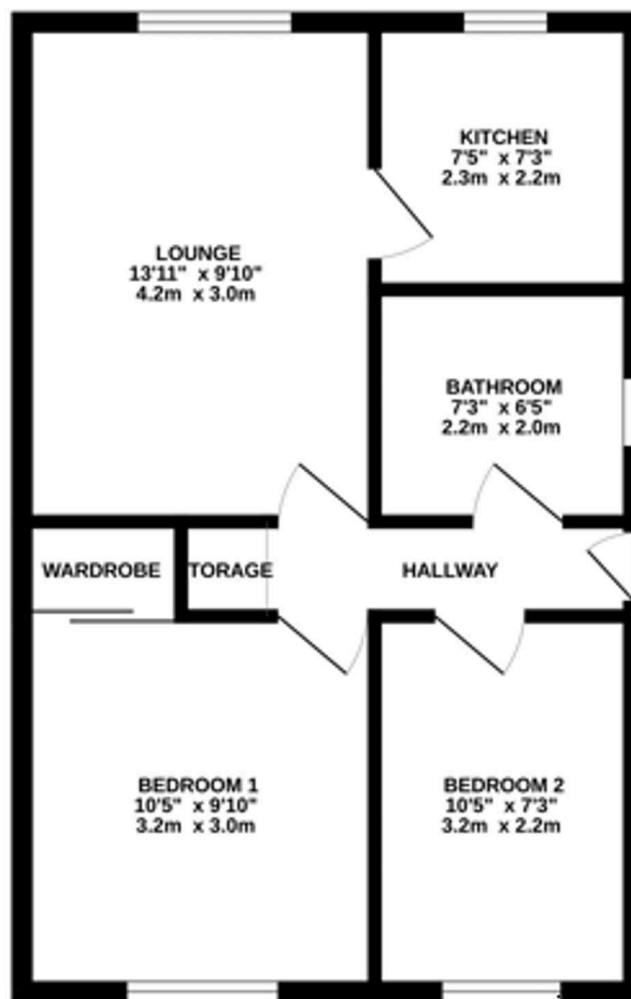
EPC - C

Council Tax Band - C

Square Ft- 495/ 46m²



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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