



107 Rowan Street, Blackburn

Offers Over £125,000



107 Rowan Street

Blackburn

Welcome to Rowan Street, a well presented two bedroom end terrace home offering generous living accommodation, a private rear garden with a summer house, a three car driveway and a convenient location close to schools, transport links and local amenities. Ready for its new owners to move straight in and enjoy, this property presents an excellent opportunity for first time buyers, young families or downsizers alike.

Upon entering, you are welcomed into a bright and spacious open-plan lounge and dining area, creating a fantastic space for both everyday living and entertaining. The lounge comfortably accommodates a large sofa, media wall, and additional furnishings, while the dining area provides ample space for a table and chairs for four to six people. A useful storage cupboard positioned near the entrance adds an extra layer of practicality.

To the rear of the property is the kitchen, space for a four point gas hob, oven, and space for a dishwasher, washing machine and fridge freezer. Offering ample worktop and storage space, the kitchen is both functional and well laid out. A rear door provides direct access to the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the principal bedroom is positioned to the rear of the home and comfortably accommodates a king size bed with bedside cabinets, while still offering space for a large wardrobe and chest of drawers. Bedroom two is located to the front of the property and can comfortably accommodate a double bed with bedside cabinets and additional furniture.



Externally, the property continues to impress with a private rear garden designed for low maintenance enjoyment. The garden benefits from excellent sunlight and features a summer house, providing a versatile space that could be used as a home office, hobby room, gym or additional storage. To the front, a substantial driveway offers off street parking for up to three vehicles.

Ideally situated, the property is within walking distance of Murrayfield Primary School and benefits from easy access to St Kentigern's Academy. Bathgate's excellent range of amenities is close at hand, including Tesco, Asda, shops, cafés and everyday conveniences. Bathgate Train Station and the nearby M8 motorway provide excellent transport links to both Edinburgh and Glasgow, making this an ideal location for commuters.

Combining flexible accommodation, excellent outdoor space, generous parking and a convenient location, Rowan Street is a fantastic opportunity for buyers seeking a home ready to move into and enjoy.

Home Report Value- £130,000

EPC - D

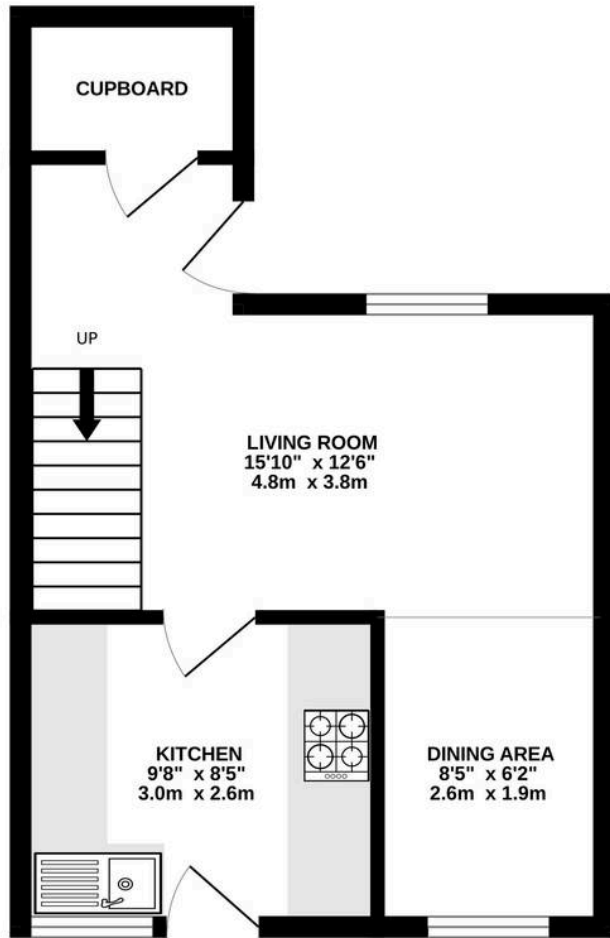
Council Tax Band - A

Square Ft- 721 / 67m²

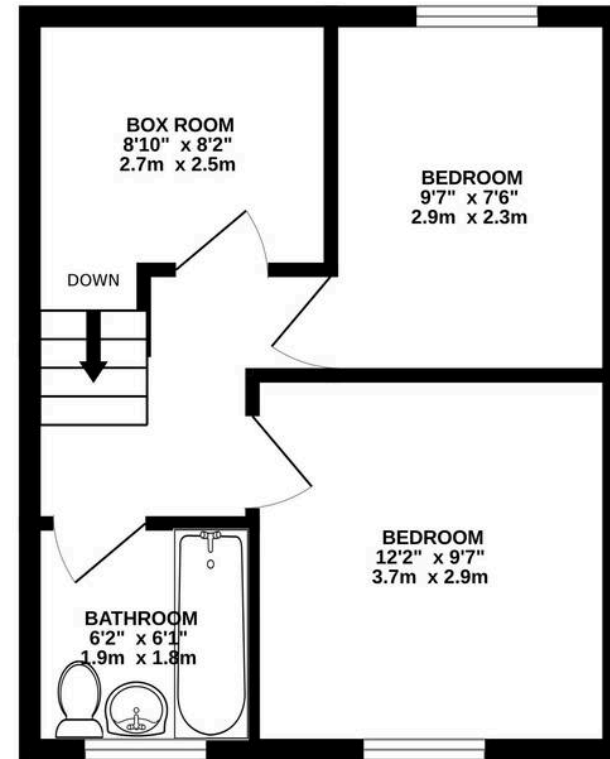




GROUND FLOOR



1ST FLOOR



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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