

48 Drummond Place

BLACKRIDGE, WEST LOTHIAN, EH48 3SF



FLEXIBLE FAMILY LIVING AT ITS BEST, WITH GENEROUS PROPORTIONS, MULTIPLE RECEPTION SPACES AND A LAYOUT THAT ADAPTS WITH EASE



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McEwan Fraser Legal is delighted to present 48 Drummond Place to the market. A substantial and highly adaptable home offering bright, well-balanced accommodation, designed to suit modern living with ease. Combining multiple reception areas, flexible bedroom options and a clean, contemporary finish throughout, this is a home that comfortably evolves with changing needs.

Stepping inside, a welcoming hallway sets the tone, providing access to all ground-floor accommodation and establishing the natural flow that continues throughout the property. The main living room is a particularly impressive space, generous in proportion and filled with natural light, offering a relaxed setting for everyday living while easily accommodating larger furniture arrangements.

A separate dining room sits just off the main living areas, creating a distinct space for entertaining or family gatherings, enhanced by a more contemporary décor that adds warmth and character.



To the rear of the home, an additional sitting room provides valuable flexibility and could equally serve as a second lounge, home office or playroom depending on requirements.

The kitchen is both practical and well-presented, with extensive cabinetry, generous work surfaces and a layout that makes excellent use of the space. It functions effortlessly for day-to-day living while also supporting busier households, with direct access out to the garden, enhancing the connection between indoor and outdoor living.



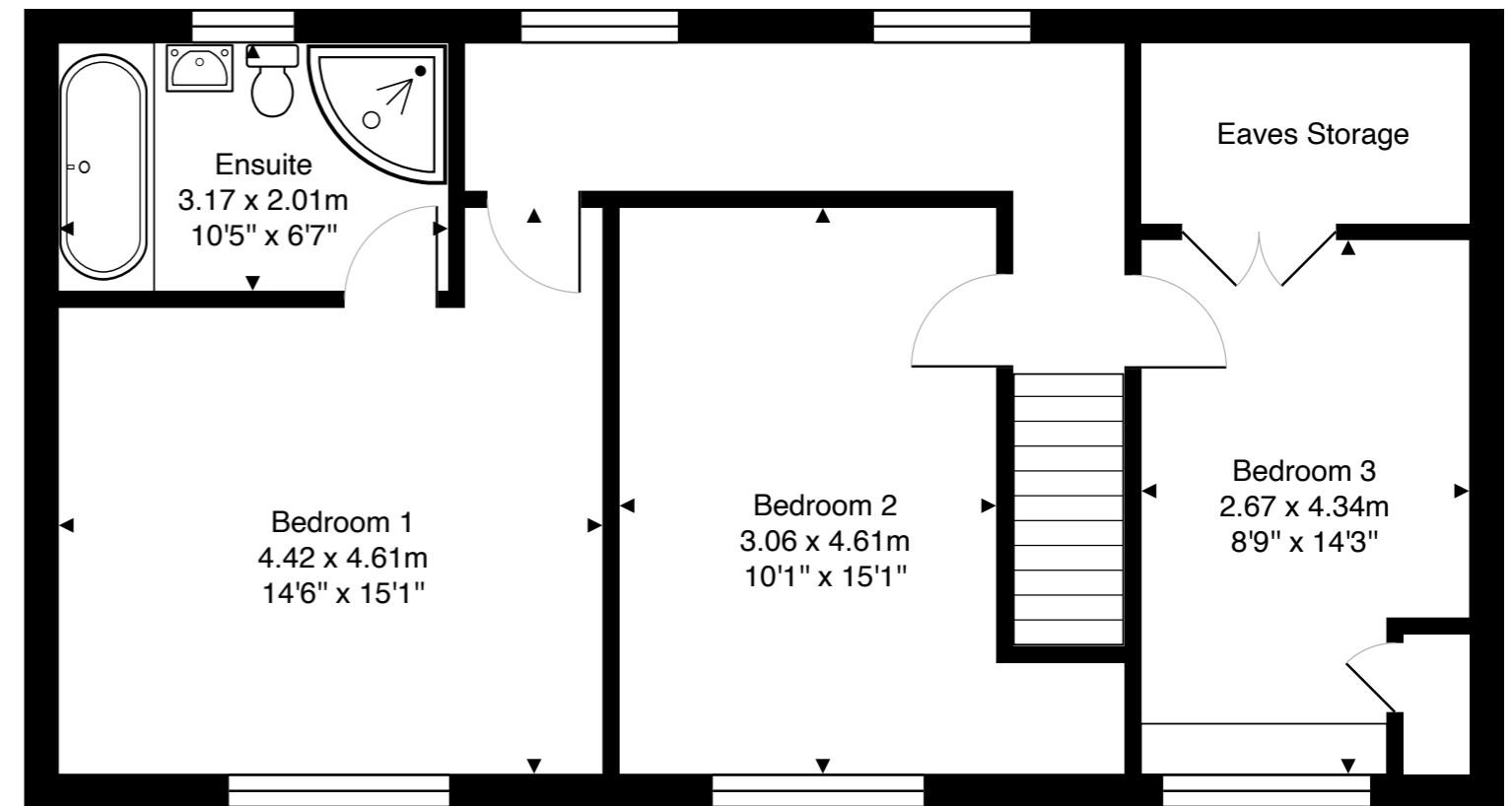
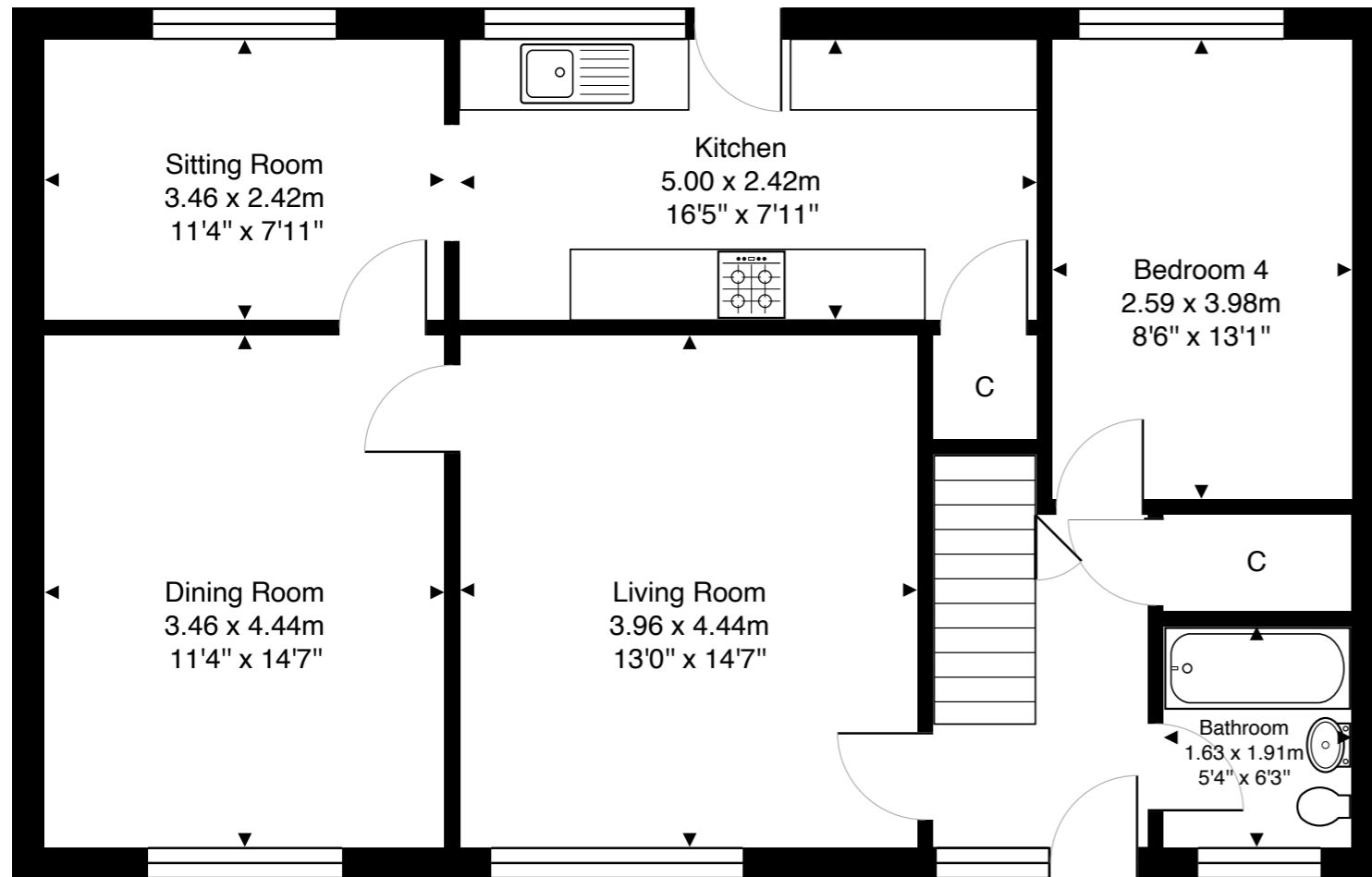
Also on the ground floor, a further room offers excellent versatility as a fourth bedroom, guest accommodation or additional workspace. Completing the level is a modern family bathroom finished in neutral tones with a shower over bath, WC, and wash hand basin.



Upstairs, the sense of space continues with three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a range of uses. The principal bedroom benefits from its own en-suite, complete with both a separate bath and shower, offering a more luxurious and practical space for day-to-day living. The remaining bedrooms continue the sense of space, each well-proportioned and versatile, with useful storage integrated throughout the layout, including access into the eaves.



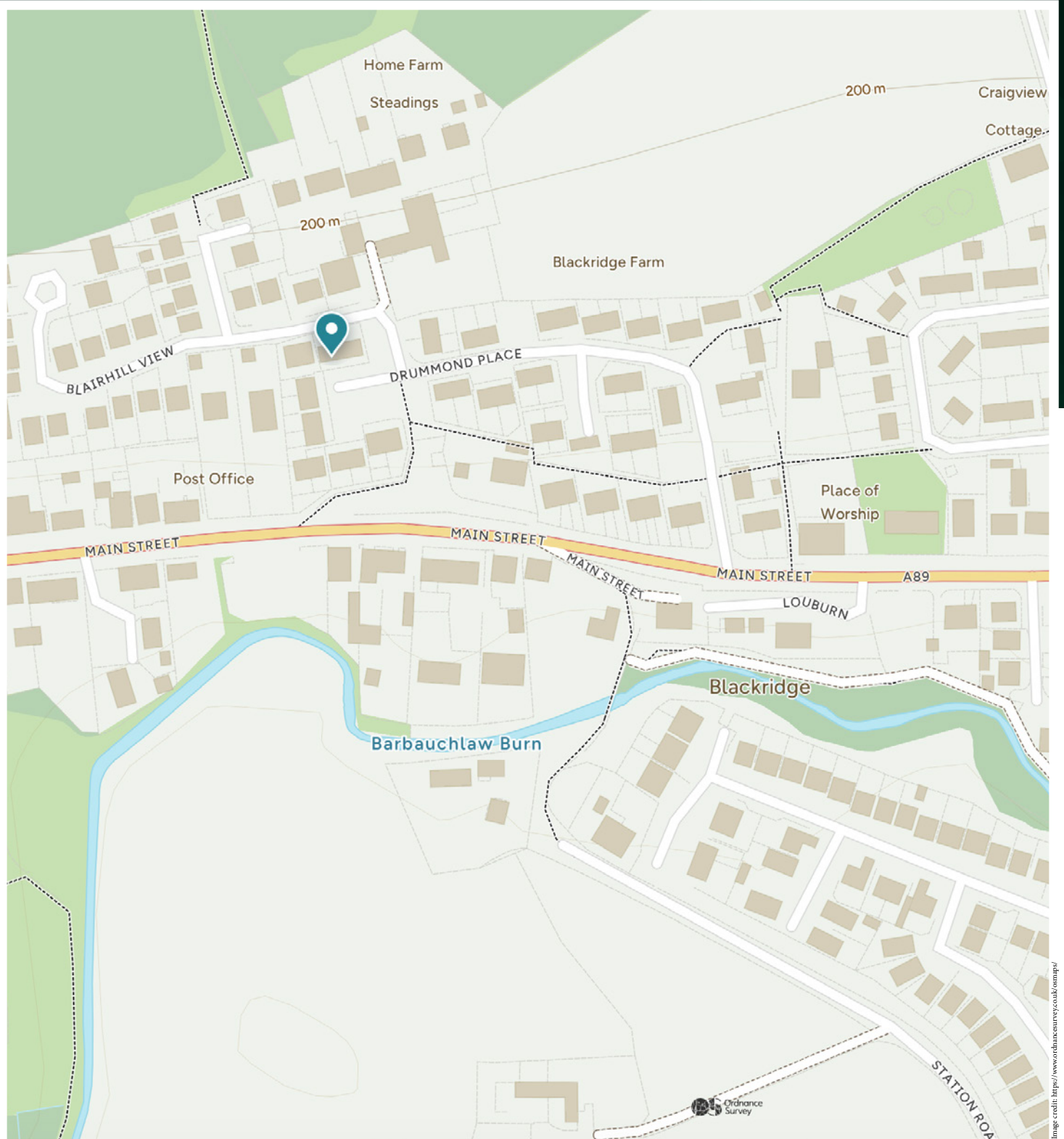
Gross internal floor area (m²): 140m²
EPC Rating: C





Externally, the property enjoys a private, low-maintenance rear garden designed for ease of use and outdoor living. A generous patio area provides ample space for seating and entertaining, while the overall setup allows for immediate enjoyment without the need for further work.

This is a home that delivers on both space and flexibility, offering a layout that adapts effortlessly to family life, home working or multi-generational living, all within a well-maintained and ready-to-move-into setting.



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