

25 Craig Street

BLACKRIDGE, WEST LOTHIAN, EH48 3TE



Spacious, three-bedroom, mid-terraced family home occupies a prime position in the popular village of Blackridge



01506 537 100



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious, three-bedroom, mid-terraced family home to the market. The property occupies a prime position in the popular village of Blackridge and enjoys an open aspect with excellent views. Further benefits include gas central heating, double glazing and a generous rear garden. The property will benefit a range of different buyers so early viewing is advised.

THE LIVING ROOM



You enter the property through a handy vestibule which opens into the main hall. The hall includes the staircase to the first floor, a large storage cupboard, and gives access to the main living room. The living room is spacious, exceptionally bright and benefits from calm appealing décor and laminate flooring. The space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN/DINER



Double doors from the living room open into a breakfast kitchen. The kitchen has been refitted to an excellent standard and comprises a full range of base and wall mounted units, topped with wooden work surfaces, and hosting a range of integrated appliances. There is excellent prep and storage space for the aspiring chef. A further rear hallway gives access to the rear garden and further storage.





Moving upstairs, the first-floor landing gives access to three bedrooms, a bathroom and a large loft for additional storage. Bedroom one faces the front of the property and boasts excellent views. There is plenty of space for a full suite of bedroom furniture. The second bedroom is also a generous double and overlooks the rear garden. Bedroom three faces the front of the property and is a generous single with integrated storage. Accommodation is completed by the bathroom which boasts plenty of natural light, partial tiling and a three-piece suite with a shower over the bath.

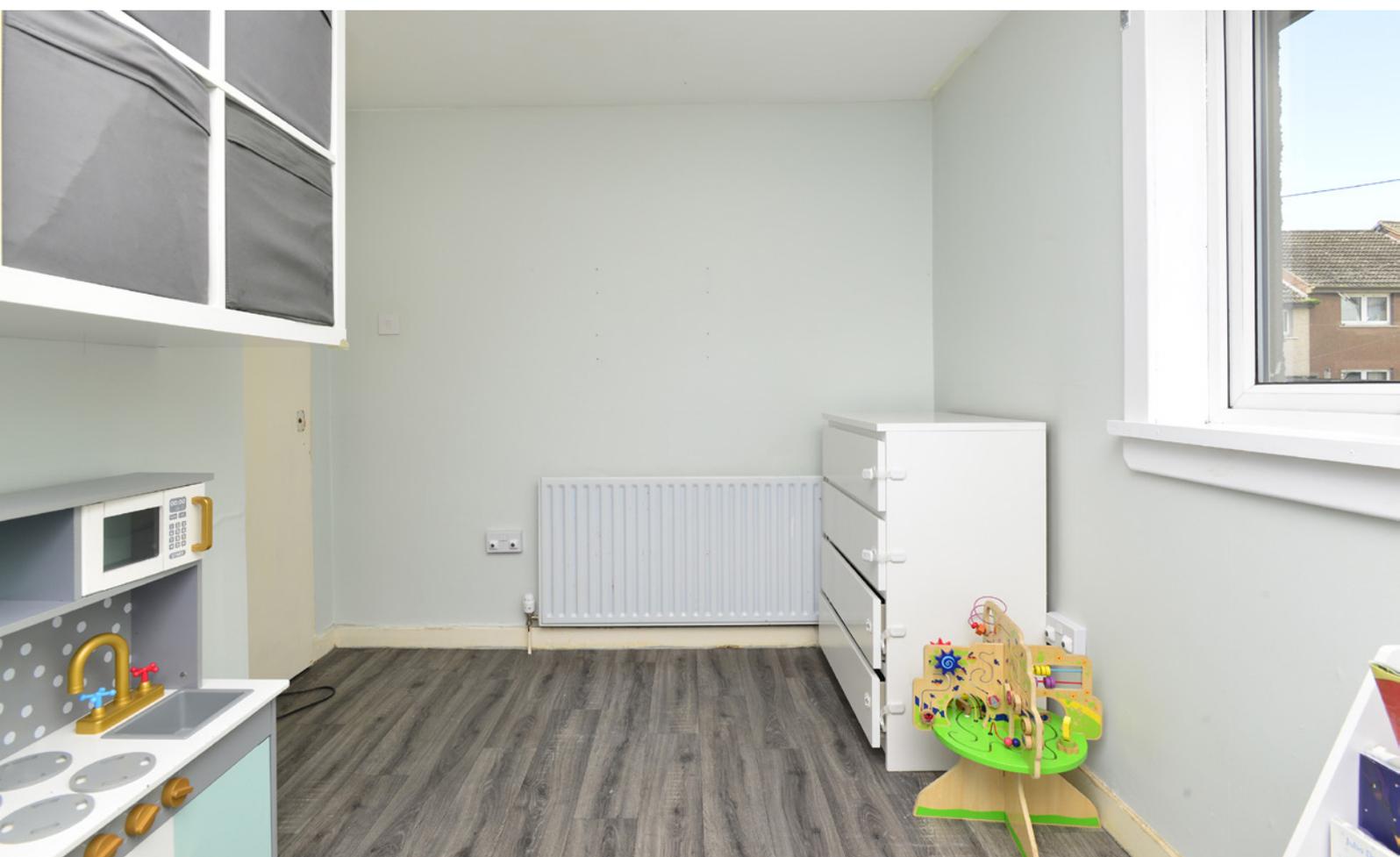
THE BATHROOM



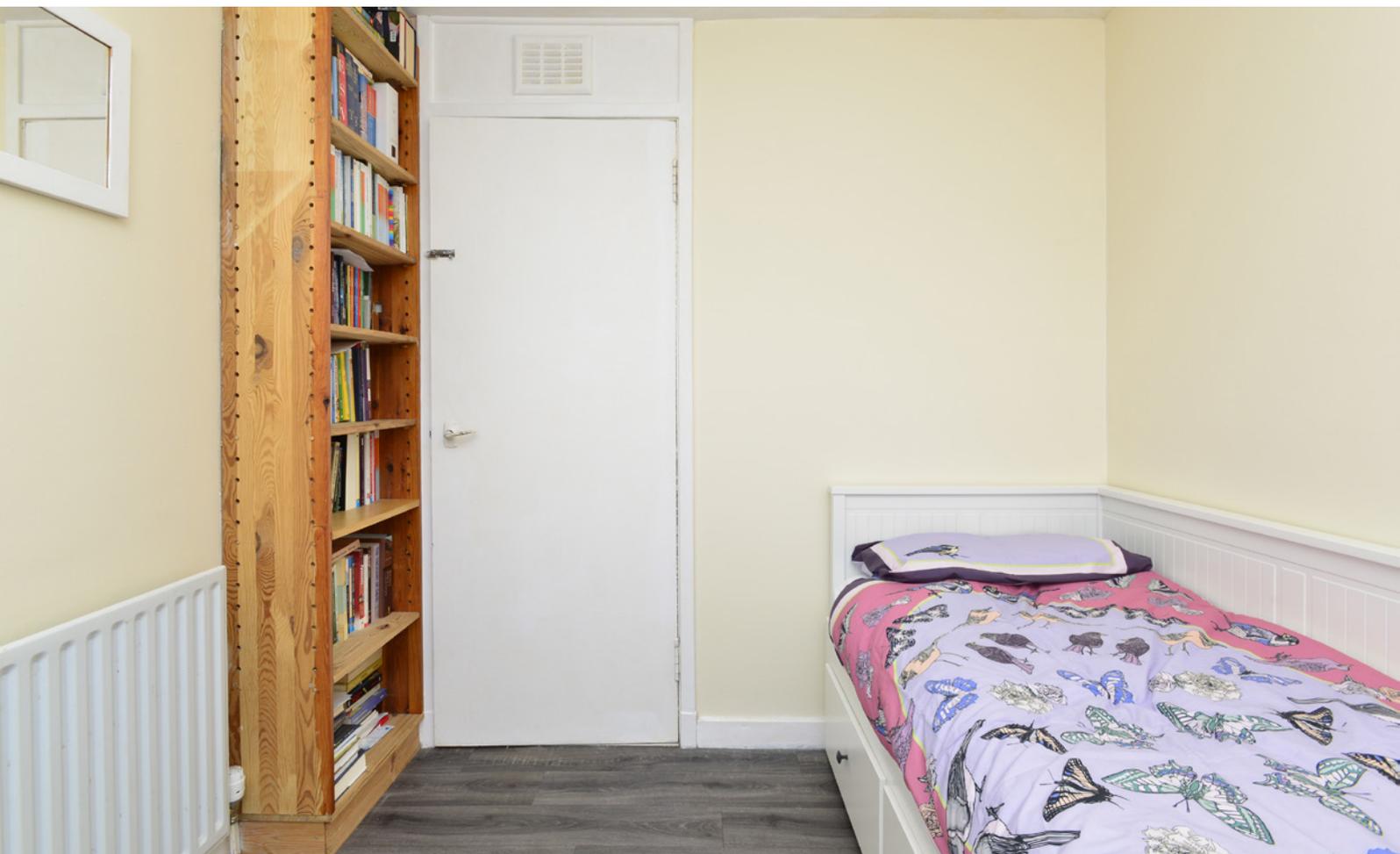
BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the property has private front and rear gardens which are both largely laid to lawn.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

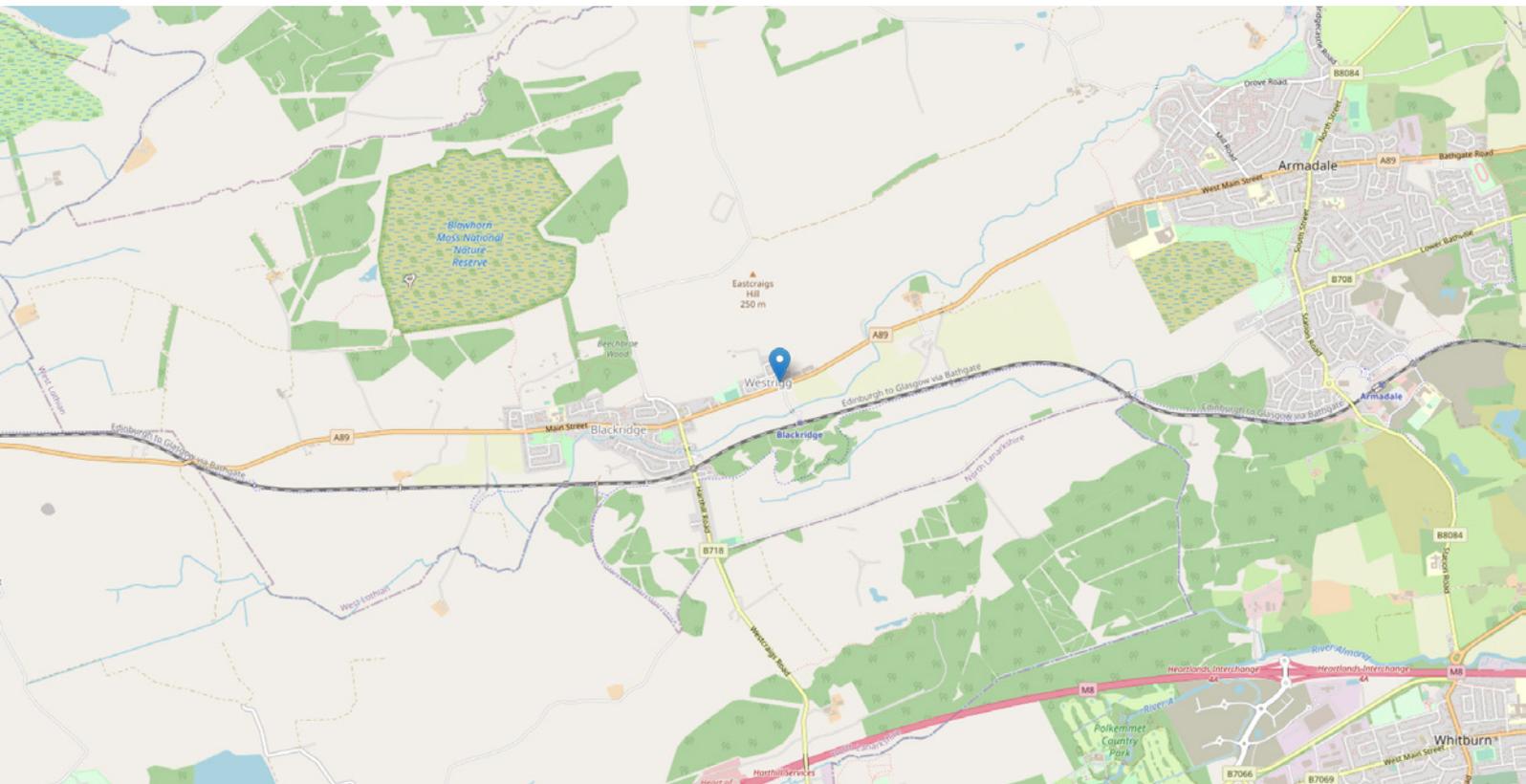


Approximate Dimensions
(Taken from the widest point)

Living Room 4.47m (14'8") x 3.74m (12'3")
Kitchen/Diner 5.44m (17'10") x 2.17m (7'1")
Bathroom 1.97m (6'6") x 1.67m (5'6")

Bedroom 1 3.77m (12'4") x 2.98m (9'9")
Bedroom 2 4.47m (14'8") x 2.14m (7')
Bedroom 3 2.72m (8'11") x 2.40m (7'10")

Gross internal floor area (m²): 86m²
EPC Rating: C



THE LOCATION

Blackridge is a popular West Lothian village with many local amenities and a great sense of community. Commuter links are excellent from this area, with the Blackridge railway station close by, offering rail links to both Edinburgh and Glasgow. In addition, there is easy access to both the A71, M8 and M9 and Edinburgh Airport, making this an ideal location to enjoy the quieter lifestyle while still within commuting distance of the major cities. The local primary schools are Blackridge Primary, and St Anthony's Primary. The catchment secondary schools are Armadale Academy and St Kentigerns Academy.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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