

Helenslea Cottage

24 BATHGATE ROAD, BLACKBURN, WEST LOTHIAN, EH47 7LW



*1900S BUILT, 3 BED SEMI DETACHED COTTAGE
WITH GENEROUS GARDEN AND DRIVEWAY*



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McEwan Fraser Legal is delighted to present Helenslea Cottage to the market. Number 24 is a three bedroom semi-detached cottage, a rare opportunity home offering generous space, modern upgrades and huge scope for personalisation. This is a property that gives buyers the chance to put their own stamp on a substantial layout, while still enjoying fresh décor, new flooring and a move-in-ready feel.

Stepping through the porch into the main hallway, the home opens up with a bright and welcoming feel. The ground floor offers a wonderfully flexible living arrangement, beginning with the spacious lounge at the front of the home. The room enjoys excellent natural light, fresh grey carpeting and crisp white walls that create a calm and adaptable backdrop for any style of furnishings.

The Property





Just off the lounge, glazed double doors lead into the large dining room, a superb second public space ideal for hosting, family life or even a future open-plan redesign if desired. This is one of the most versatile rooms in the home and carries a lovely sense of flow.





From here you access the modern kitchen, fitted with white cabinetry, generous worktops and dual-aspect windows that make the room feel open and bright. This is a kitchen that works well now but also offers plenty of potential for enhancement in the future.





The ground floor is completed by a generous double bedroom overlooking the rear garden and a contemporary family bathroom, fully tiled with a shower over the bath. This layout works perfectly for a wide range of buyers, particularly those looking for future-proofing or multigenerational flexibility.





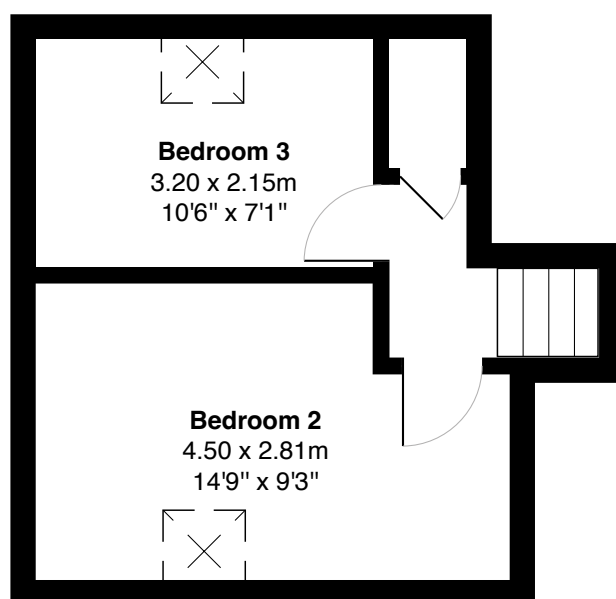
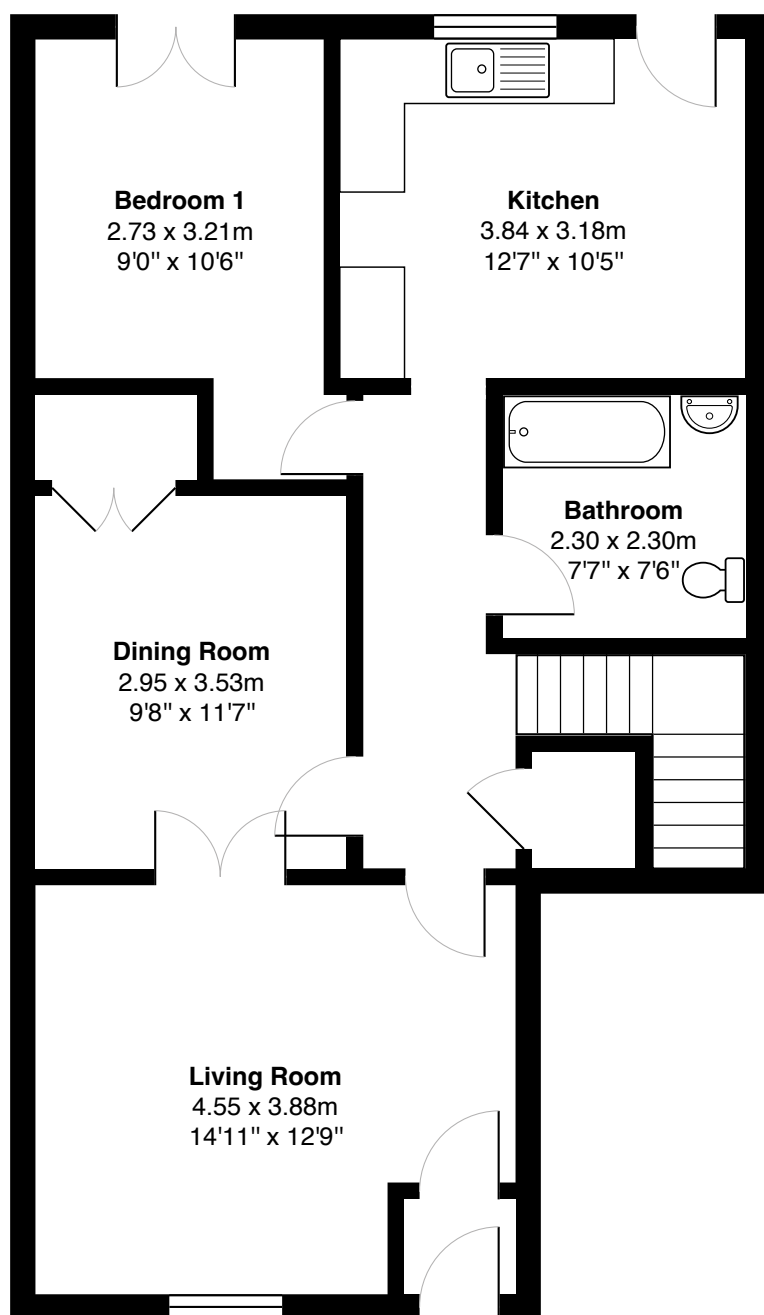
Upstairs, the landing leads to two further bedrooms, each with excellent floor space, fresh finishes and skylight windows that bring in wonderful natural light. These rooms offer fantastic long-term potential as children's bedrooms, guest rooms or dedicated workspaces.





Bedroom 2





Gross internal floor area (m²): 98m²

EPC Rating: C



Outside, the property continues to impress. To the front, you have a private driveway and a neat, low-maintenance garden that sets the tone on arrival. To the rear, the garden stretches out generously, offering a brilliant blend of usable space and long-term potential. There is a lawn for everyday outdoor living, a decked patio area that works beautifully for summer dining and socialising, and at the very bottom of the garden sits a substantial outbuilding.

This is a home that offers both immediate comfort and future possibilities. Whether you are upsizing, looking for a project you can evolve over time or simply want a spacious semi-detached home with a fantastic garden and great versatility, this cottage delivers a rare opportunity in the current market. Early viewing is highly recommended.

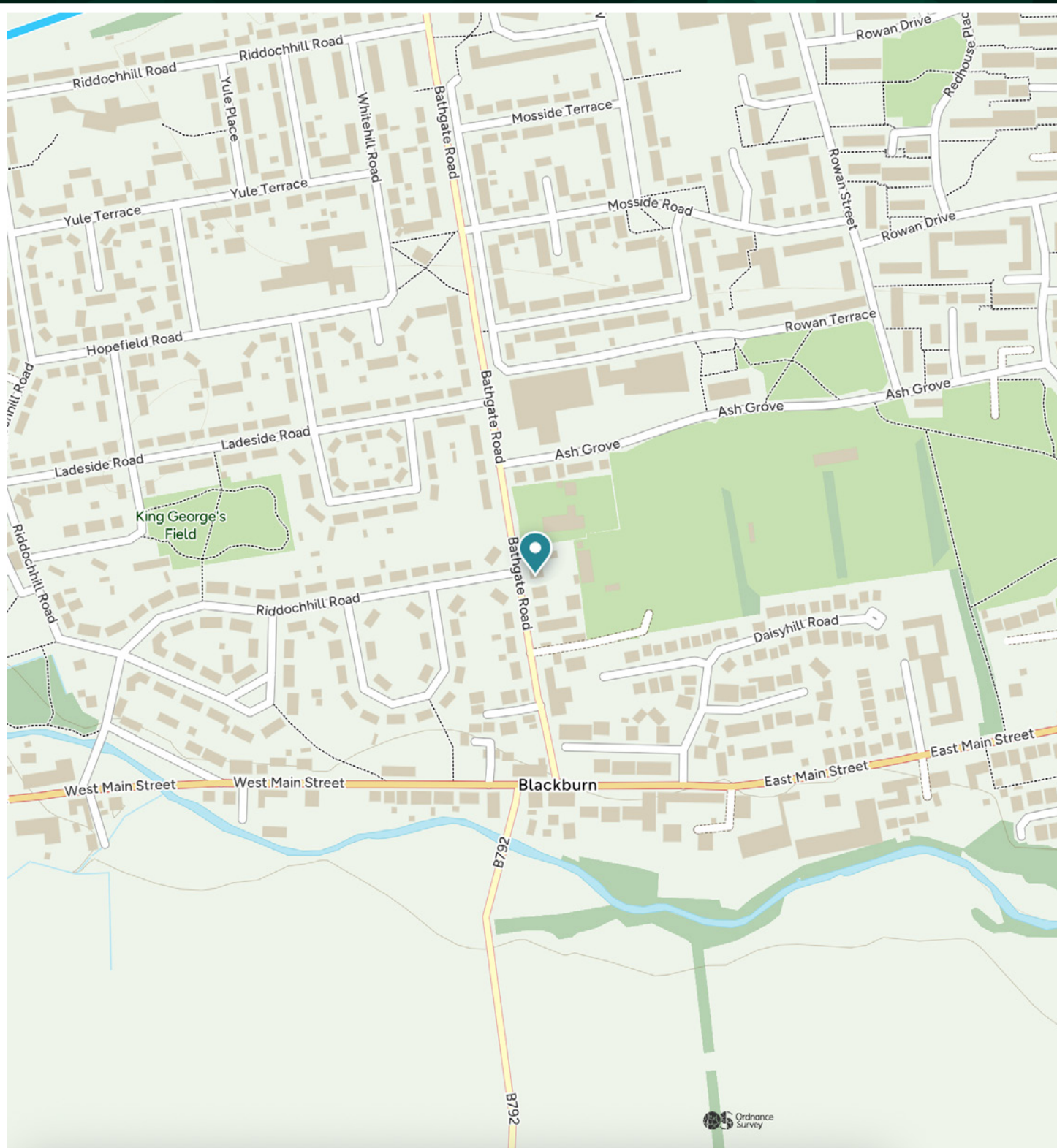


Blackburn provides superb everyday convenience, with a wide range of local amenities. The town itself offers independent shops, convenience stores, cafés, and takeaways for daily essentials, while larger supermarkets in nearby Bathgate and Livingston are only a short drive away.

Residents enjoy leisure and community facilities, including a community centre, sports pitches, play parks, and a local health centre. Just minutes from Bathgate, you'll find a broader selection of restaurants, bars, and independent retailers, as well as the Bathgate Sports Centre. Further shopping and dining options are available at Livingston's major retail destinations and the nearby Pyramids Business Park.

Commuters benefit from excellent transport links, with frequent local bus services, easy access to the A71 and M8 motorways, and nearby train stations in Bathgate and Livingston North offering fast connections across the Central Belt. Families are well catered for with nearby schools, nurseries, parks, and green spaces. Combining a strong community spirit with practical amenities and transport, Blackburn is a highly appealing location for a wide range of buyers.

The Location



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Exchange
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