



22 Allison Gardens, Blackridge, EH48 3AZ

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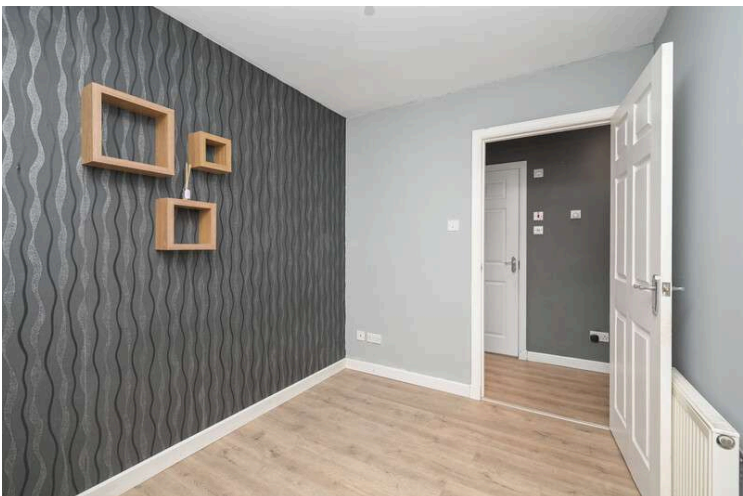
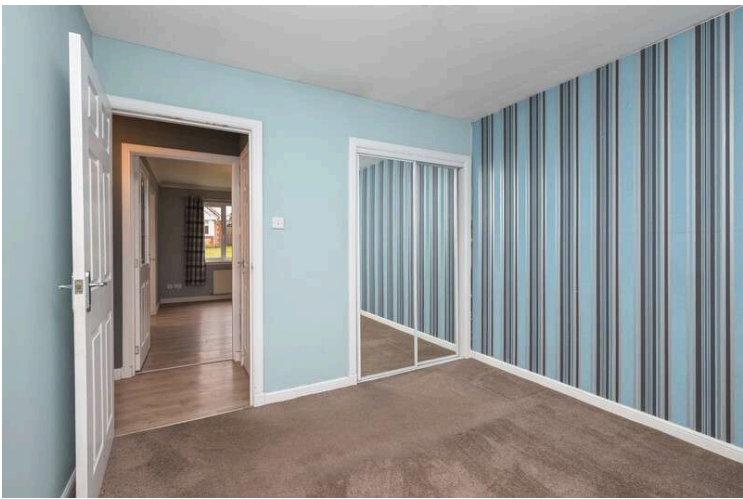


Rarely available this charming two bedroom bungalow is offered to the market boasting an impressive, large rear garden with decking area and a conservatory along with a driveway for up to three cars. The property is ideally located in the tranquil and quiet village of Blackridge close to many local amenities and transport links. The property is presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with cupboard housing the meters, hatch to partially floored attic accessed by a fixed ladder.
- Front facing bright and spacious living room.
- Fitted kitchen equipped with wall and base units, all white goods to be included.
- Rear facing double bedroom with built in wardrobe storage.
- Further bedroom with direct access to the

conservatory.

- Sunny conservatory with direct access to the rear garden.
- Gas central heating, boiler replaced in 2023.
- Double glazing throughout.
- Fully enclosed impressive rear garden with a decking area and three garden sheds, two of which have power.
- Driveway and private gardens to the front.



## Location

Blackridge is a small village, which provides sufficient local amenities catering for everyday needs whilst within easy driving distance are major centres such as Bathgate and Livingston each offering a wide variety of shops, recreational and leisure facilities. Primary schooling is close by whilst Secondary Schools are within a short journey. The commuter is also well catered for with the local railway station, which provides a service to both Glasgow and Edinburgh making the property very convenient for those who depend on good commuter links to the main centres of Central Scotland.

## Extras

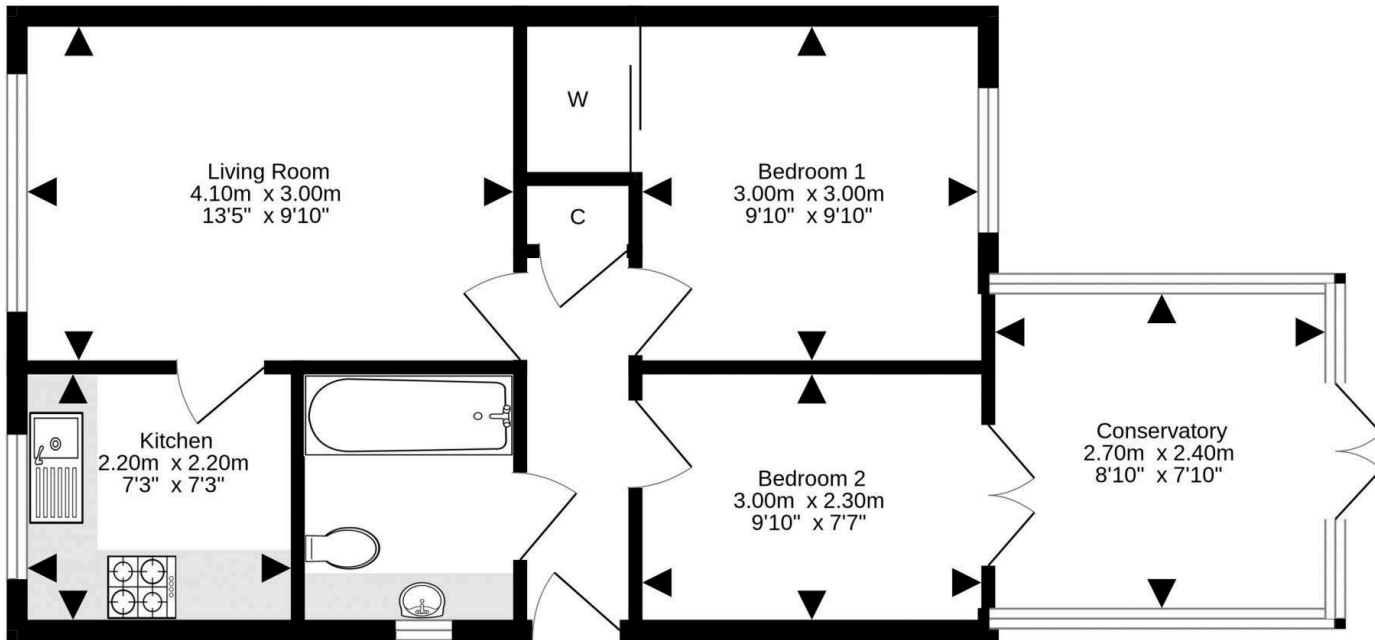
The kitchen appliances, curtains, blinds, fitted floor coverings and garden shed are included.

## Price & Viewing

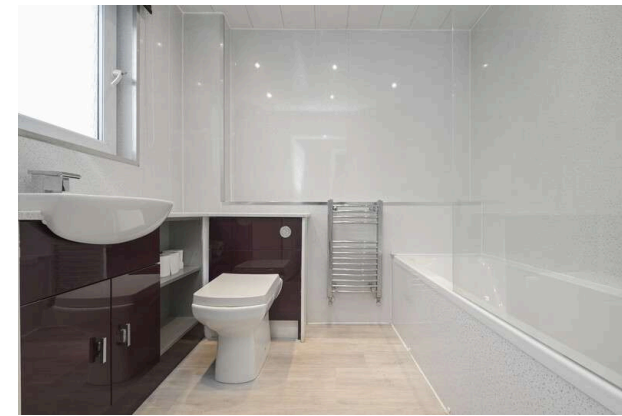
For price and viewing information or further details on this property please contact agent.

EPC Band - C





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

