



39 East Main Street, Blackburn, EH47 7QR

Property

Bright and spacious three-bedroom detached house located in the West Lothian village of Blackburn.

The popular village is situated 2 miles from Bathgate and 5 miles from Livingston. It benefits from a number of local amenities and has a variety of sports and leisure opportunities.

The property presents a wonderful purchase opportunity and would make the perfect family home, with a flexible floorplan and large room sizes throughout.

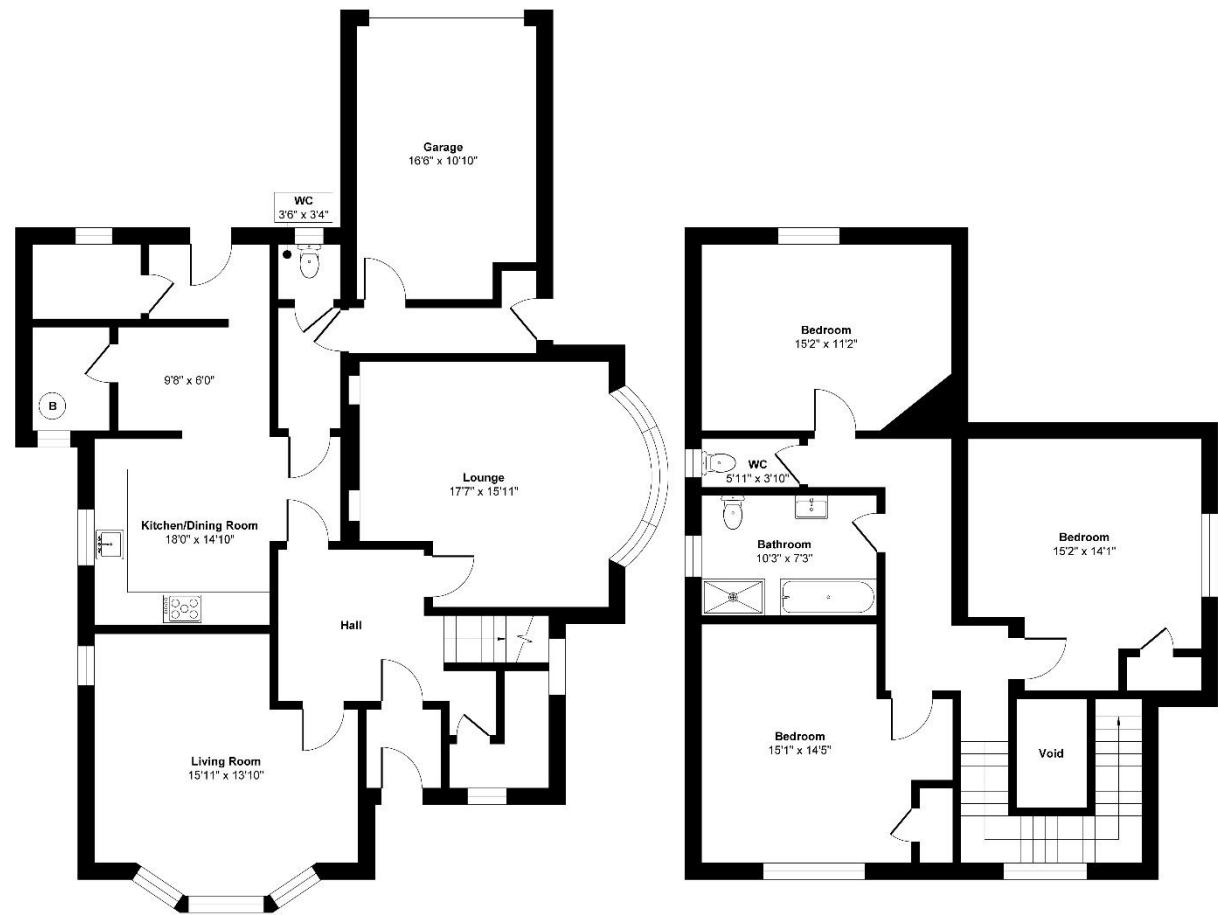
The ground floor features two public rooms, both with bay windows, offering an abundance of natural light. To the rear is the kitchen which features space for a dining table and leads to the utility room. The ground floor also benefits from a WC.

On the first floor is three double bedrooms a family bathroom and separate WC.

Additional features include double glazing and excellent storage space including a vestibule and an attached garage to the back of the property which can be accessed via the rear hallway.

Externally, the property has front, side and rear gardens. The easily maintained front garden features grass areas with space for planting flowers. The rear garden is fully enclosed and mostly slabbed.

Gross Internal Floor Area: 195 sqm or thereby



Local Area

Located in the Blackburn area, this property is conveniently positioned to access local amenities and schooling both at Primary and Secondary level. Blackburn also offers excellent access to commuting links, locally to Bathgate, Livingston and to access the M8 motorway

Bathgate has a good range of independent shops, some major retailers and services. Bathgate rail station is an 8-minute drive away which links east to Edinburgh, west to Glasgow. Livingston Town Centre offers excellent supermarkets, retail shopping, transport and recreational facilities.





Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance. The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.