



36 Mosside Drive, EH47 7DR

Blackburn - Offers Over £100,000



HOMETOWN
ESTATE AGENTS







Located within the popular village of Blackburn, this end-terraced home offers an excellent opportunity for first-time buyers, families, or buyers looking to put their own stamp on a property. Requiring some cosmetic upgrading, the home has been competitively priced to reflect this and offers fantastic potential throughout.

To the front, a gated garden is laid mainly to lawn with a paved pathway leading to the front door.

Internally, the front door opens into a welcoming hallway which benefits from a large storage cupboard ideal for everyday household essentials. A carpeted staircase leads to the upper landing, while a door provides access into the main living accommodation.

The bright front-facing lounge is flooded with natural light thanks to dual aspect windows to the front and rear. The space is open plan to the dining area, creating a sociable layout that works perfectly for family gatherings, everyday mealtimes, or relaxed evenings at home. Laminate flooring runs throughout this area and there is also a useful understair storage cupboard.

The kitchen is accessed directly from the lounge and offers space for a free-standing cooker, fridge/freezer, and washing machine. A rear-facing window overlooks the garden and a door provides direct access outside.

On the upper level, the property offers three sizeable bedrooms and a shower room. The bedrooms all provide space for free-standing furniture, with the principal bedroom additionally benefiting from built-in storage. A hatch gives access to the loft space.

The shower room is fitted with a white suite comprising a WC, wash hand basin, and corner shower cubicle, complemented by tiled walls and a rear-facing window which allows for natural light and ventilation.

Further features include double glazing to the front-facing lounge and bedroom windows, as well as gas heating via a back boiler.

Externally, the rear garden is a particularly good size, fully enclosed, and laid mainly to lawn, offering excellent outdoor space for children, pets, or future landscaping potential.

Early viewing is recommended to appreciate the space and potential on offer.

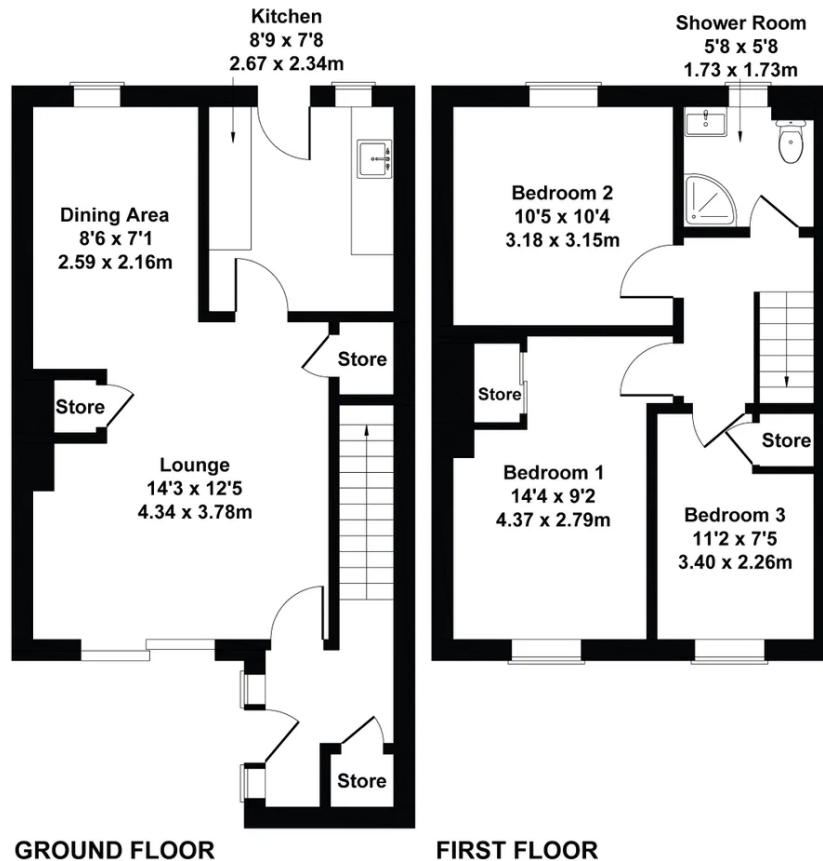
Extras: Floor coverings, blinds, light fittings, free-standing cooker, fridge/freezer and washing machine (no warranty)

Discover Blackburn: The property is located within the popular West Lothian village of Blackburn and is well placed for access to all the local amenities including shops, doctors surgery nurseries and schools. There are regular bus services to the larger towns of Livingston and Bathgate which have a wide range of shopping and leisure facilities. Bathgate has an upgraded railway station with regular services to Glasgow and Edinburgh.



36 Mosside Drive, Blackburn

Approximate Gross Internal Area
908 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

