



DESCRIPTION

31 Rattray Gardens is a home with a story. This charming detached bungalow has been lovingly owned and enjoyed by the same family for over 50 years and now offers the opportunity for its next owners to make their own memories here. Sitting proudly on a fantastic corner plot, the property has generous accommodation, a large wraparound garden and plenty of 1970s character that gives it a warmth and personality you simply cannot recreate.

The charming wood-panelled entrance vestibule is a real highlight, with large windows and glazed doors creating a bright and welcoming space that is perfect for greeting guests or simply sitting with a cup of tea and watching the world go by.

Inside, the bright and spacious living room is wonderfully comfortable, with large windows flooding the room with natural light and the original fireplace adding a lovely focal point and plenty of charm. The kitchen is bright and practical, with wooden cabinetry and a cosy breakfast area tucked alongside it, making it a lovely spot to enjoy your morning coffee.

There are three good-sized bedrooms, all comfortably accommodating double beds and two benefiting from built-in storage. A separate dining room provides fantastic flexibility, whether used for family meals and entertaining, a home office, hobbies or simply as an additional living space.

The bathroom features a shower and attractive dark wood vanity unit, while the entrance hallway also benefits from generous built-in storage. Outside, the large, well-maintained wraparound garden is one of the home's real selling points. The generous grounds provide plenty of space to enjoy the sunshine, while a private seating area tucked behind a stone wall creates a lovely sheltered spot when a little more privacy is wanted. There is also further parking to the side and an attached single garage.

After more than five decades as a much-loved family home, 31 Rattray Gardens is ready for its next chapter. A warm, characterful home with plenty of space, a fantastic garden and a real family feel. Perfect for those looking to own a true slice of Blackburn's history and make it part of their own story.

Key Features

- Detached 1970s bungalow
- Much-loved family home for over 50 years
- Fantastic corner plot
- Three generous double bedrooms
- Bright and spacious living room with original fireplace
- Wood-panelled entrance vestibule with large windows
- Family bathroom with shower and dark wood vanity unit
- Separate dining room with excellent flexibility
- Large, well-maintained wraparound garden
- Private, sheltered seating area
- Built-in storage throughout
- Attached single garage
- Additional private parking



LOCATION

Rattray Gardens enjoys a peaceful position within the popular West Lothian village of Blackburn, offering a lovely balance of quiet residential living and everyday convenience. A good range of local shops, cafés, takeaways, pharmacy and community amenities are all close by, with plenty of green space and countryside nearby for enjoying the outdoors.

Livingston is just a short drive away, providing an excellent choice of shopping, restaurants and leisure facilities, while the M8 offers convenient links towards Edinburgh and Glasgow. Nearby Uphall and Bathgate railway stations also provide regular services, making this a well-connected yet pleasantly peaceful place to call home.

