



19a Main Street,  
Blackridge, EH48 3SA  
Offers Over £149,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



**19a Main Street**

**Blackridge EH48 3SA**

**This is an excellent opportunity to purchase a very substantial ground and upper floor maisonette, which forms a large part of a successful conversion Circa 2010. The accommodation has bright and well proportioned rooms throughout and will appeal to a variety of house buyers. The accommodation has been freshly decorated/carpeted and further benefits from bathroom/W.C on ground floor and shower room/W.C on upper floor. Off street parking. Close to amenities, public transport, schools etc. The increasing popular village has its own rail station and is within each reach of larger towns including Armadale and Bathgate. Flexible/early entry available. Chain free.**

- Entrance hall/stair/storage
- Spacious lounge
- Fitted kitchen/dining
- Bathroom
- Three good size bedrooms
- Shower room
- GCH & DG
- Garden/drive to front
- Parking space at rear
- Council Tax Band C
- Floor area 111m2 Approx.



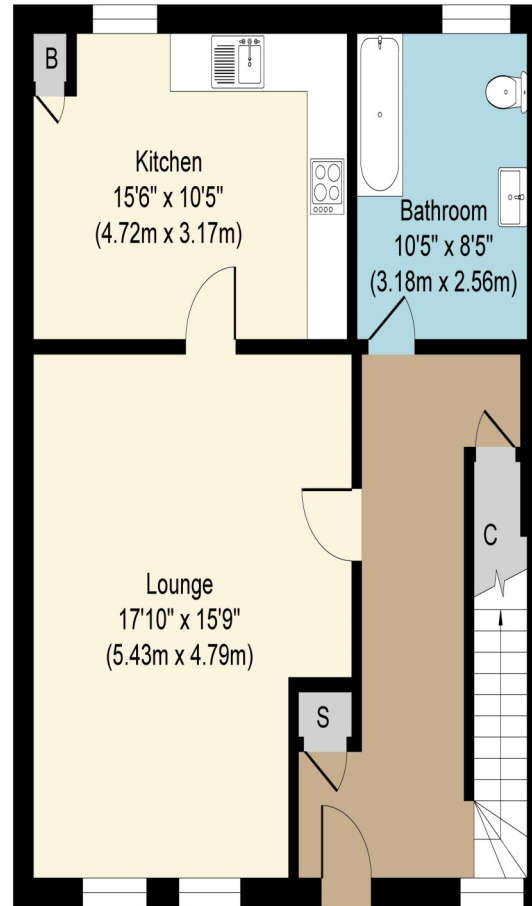
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

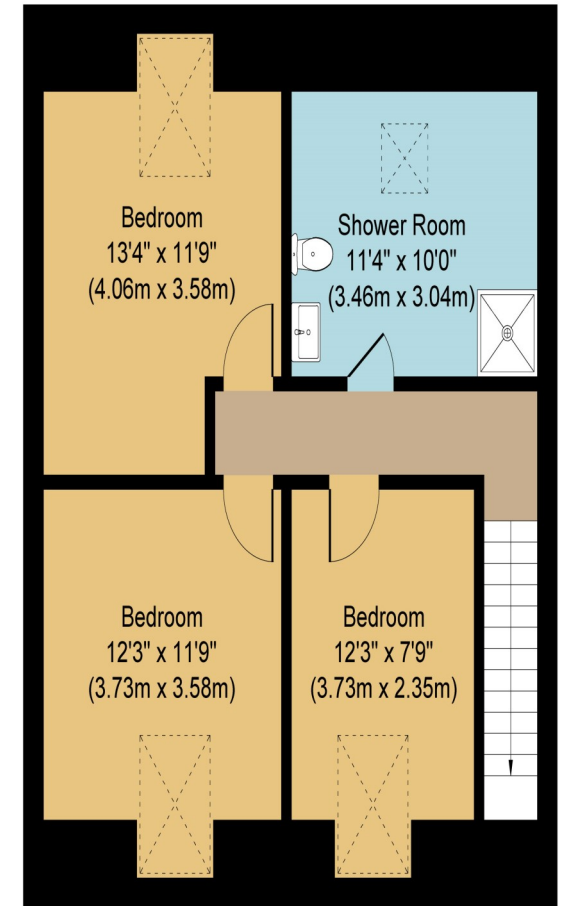


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**Ground Floor**  
**Approximate Floor Area**  
**700 sq. ft**  
**(65.01 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**626 sq. ft**  
**(58.17 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.