



REMAX
Property

36 Graham Court, Blackburn
Offers Over £289,000



Excellent Bungalow with Large Garden Which has been newly refurbished! This property is not to be missed!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this three Bedroom Property located in Graham Court, Blackburn, EH47 7BT. Comprising of: Entrance Hall, Lounge, Kitchen, Sunroom, Three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing and 2 car driveway.

Council Tax Band E

EPC C

Freehold Tenure

Online Booking For Viewings & Home Report Downloads On REMAX Website

The popular West Lothian village of Blackburn is situated 2 miles from Bathgate and 5 miles from Livingston. Close to local amenities it has a variety of sports and leisure opportunities. Bathgate has a good range of independent shops, some major retailers and services. Livingston Town Centre offers excellent supermarkets, retail shopping, transport and recreational facilities. For the commuter a regular bus services links to Bathgate and Livingston. Bathgate rail station is a 5-minute drive away which links east to Edinburgh, west to Glasgow and similarly the M8 motorway affords good links to all major parts central Scotland.

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Entrance Vestibule

A bright and welcoming entrance vestibule featuring durable laminate flooring and neutral painted walls, creating a fresh first impression. A useful built-in storage and cloak area provides excellent space for coats, shoes and everyday essentials, while the modern uPVC front door with a glazed privacy panel allows plenty of natural light into the space. Finished with a ceiling pendant light, this practical entrance offers both style and functionality.

Hallway

Connecting the accommodation with ease, the hallway offers a clean and practical space enhanced by wood-effect laminate flooring and a soft contemporary colour palette. A radiator provides warmth, while pendant lighting and a ceiling-mounted smoke detector complete the space. An attic hatch offers convenient access to additional loft storage, and power points are positioned throughout for everyday practicality.

Lounge

16' 4" x 13' 1" (4.98m x 3.98m)

Offering an excellent balance of space and comfort, this well-proportioned lounge is ideal for both relaxing and entertaining. A generous front-facing window draws in an abundance of natural light, creating an airy and inviting atmosphere throughout the day. Soft carpeting underfoot adds warmth, while the versatile layout provides ample space for a range of furniture configurations. Finished with a radiator, ceiling pendant lighting, ceiling-mounted smoke detector and conveniently positioned power points, this is a comfortable and practical living space at the heart of the home.





Kitchen

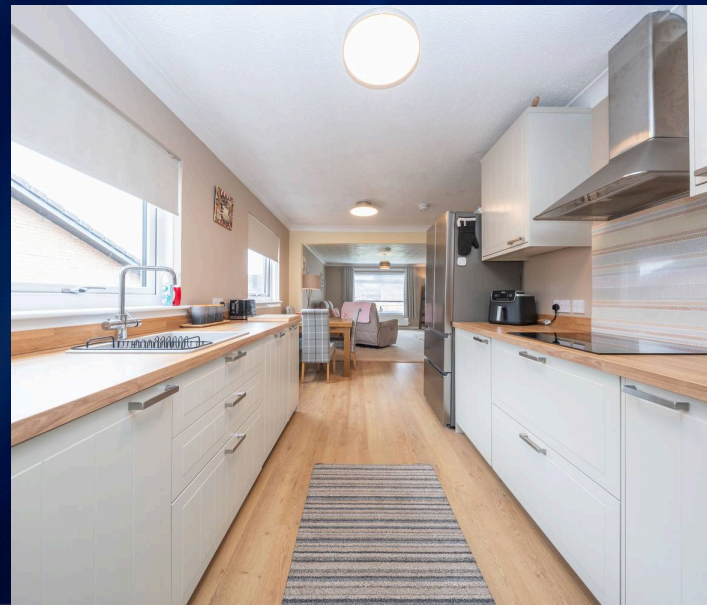
16' 9" x 11' 11" (5.11m x 3.64m)

Thoughtfully designed to combine style with everyday practicality, this impressive kitchen offers an abundance of storage and generous worktop space, making it ideal for keen cooks and busy family life alike. Contemporary wall and base units are paired with warm wooden-effect worktops, creating a timeless finish, while the open-plan layout naturally accommodates a dining area for relaxed meals and social gatherings. Overlooking the side of the property, the window brings plenty of daylight into the room, enhancing the bright and functional feel. The kitchen is well-equipped with an induction hob, mid-height oven, integrated dishwasher, built-in washing machine, stainless steel sink with mixer tap, and designated space for a freestanding fridge freezer.

Sun Room

10' 4" x 7' 5" (3.15m x 2.27m)

A versatile extension of the living accommodation, this delightful sun room provides a peaceful retreat to enjoy the garden throughout the seasons. Surrounded by multiple windows, the space is filled with natural light and enjoys pleasant views across the rear garden, while a uPVC door offers direct access outside. The room lends itself perfectly to use as a second sitting area, reading nook or home office, with laminate flooring, recessed ceiling downlights, a radiator, painted walls and conveniently positioned power points completing this bright and adaptable space.





Bathroom

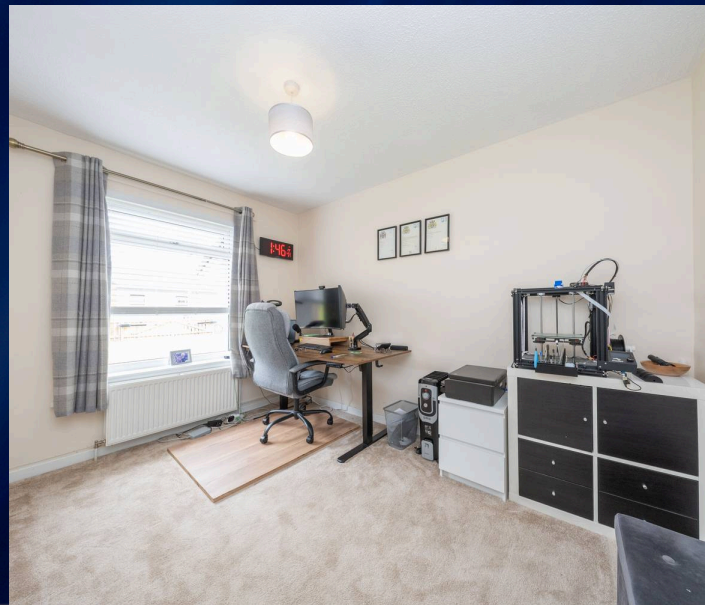
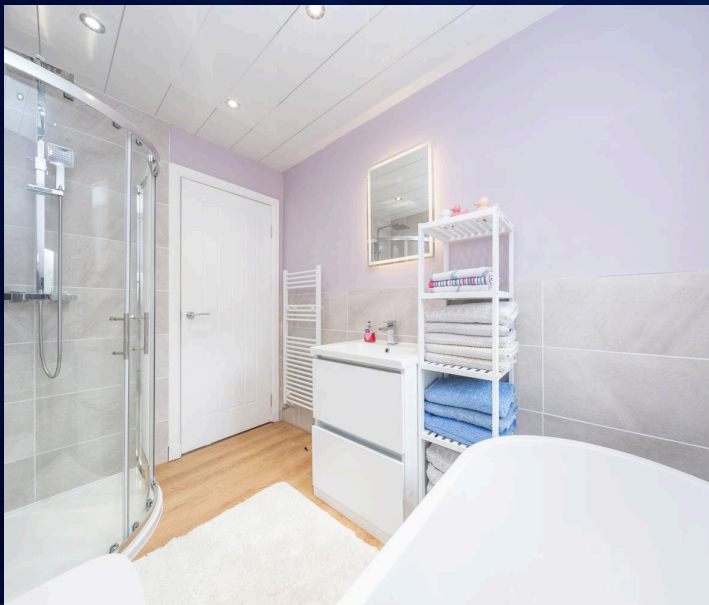
8' 5" x 6' 0" (2.57m x 1.82m)

Beautifully appointed with a contemporary finish, this stylish bathroom has been designed to offer both luxury and practicality. A freestanding bath creates an elegant focal point, while the separate corner shower enclosure, complete with a mains-fed rainfall shower, provides the perfect option for busy mornings. Half-height tiling is complemented by painted walls above, creating a bright and modern aesthetic, with a glazed window overlooking the rear garden allowing natural light to filter into the space. Completing the room are a sleek vanity wash hand basin, WC, white heated towel rail, recessed ceiling downlights, extractor fan and a contemporary panelled ceiling.

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.58m)

Currently arranged as a productive home office, this adaptable second bedroom offers the flexibility to suit a variety of lifestyles. Whether used as a comfortable guest room, children's bedroom or dedicated workspace, the generous proportions provide ample room for furnishings while the built-in double wardrobe ensures excellent storage. A front-facing window welcomes natural light into the room, complementing the soft carpeting and neutral décor. Additional features include a radiator, ceiling pendant lighting and conveniently positioned power points.



Principal Bedroom

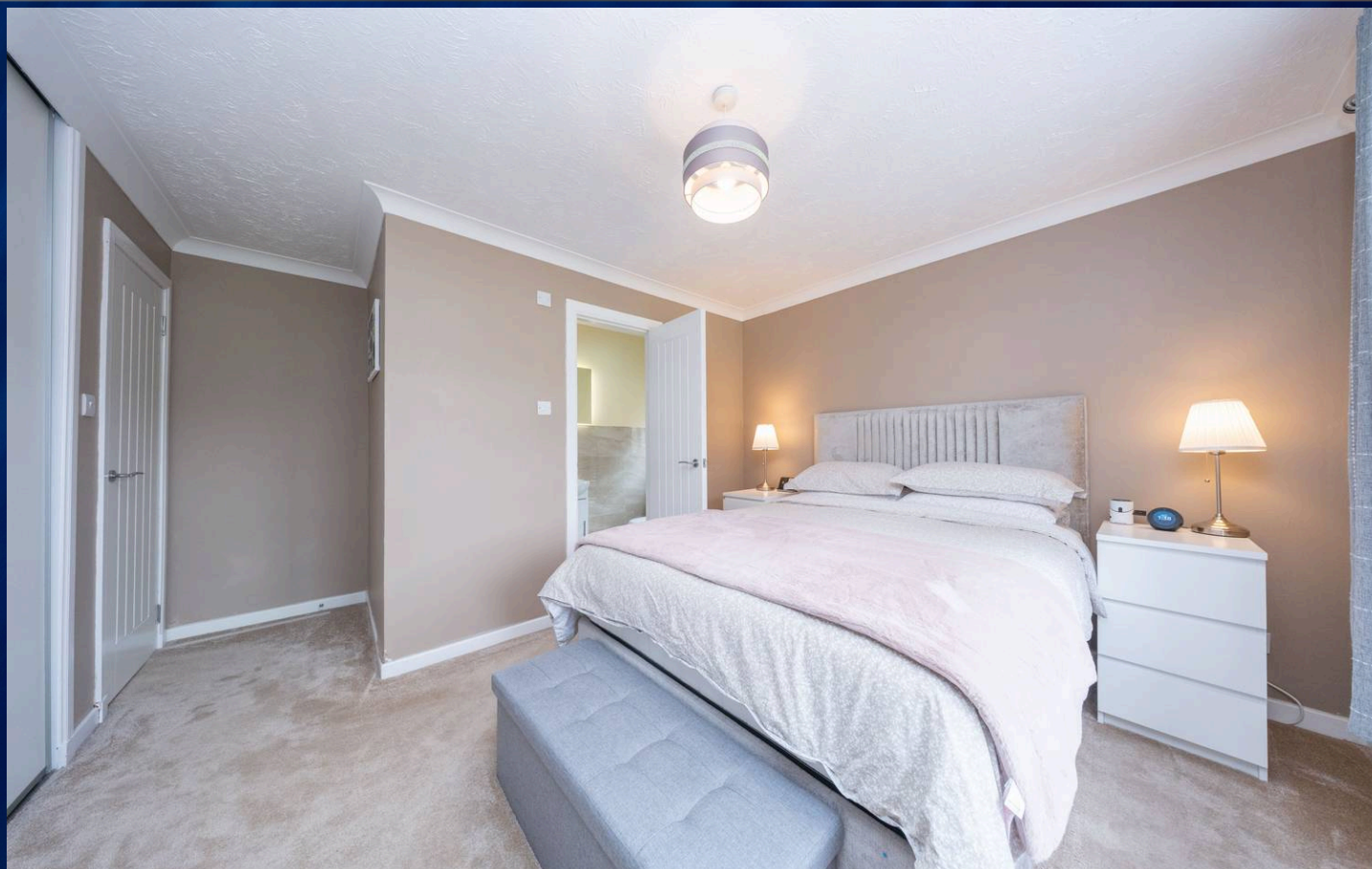
11' 7" x 9' 9" (3.53m x 2.96m)

A restful principal bedroom offering a comfortable and well-balanced layout, perfectly suited to everyday living. Twin windows overlooking the rear garden allow natural light to stream into the room while creating a pleasant outlook. The generous built-in double wardrobe provides excellent storage without compromising floor space, leaving ample room for additional bedroom furniture. Finished with soft carpeting and complemented by painted walls, the room also benefits from a radiator, ceiling pendant lighting and conveniently positioned power points. Direct access to the en-suite adds a practical finishing touch to this well-appointed retreat.

En Suite

8' 1" x 2' 11" (2.46m x 0.90m)

Complementing the principal bedroom, the en suite has been finished in a clean, contemporary style with a practical layout that maximises the available space. A fully tiled shower enclosure provides a sleek and low-maintenance finish, while half-height tiled walls add a refined touch throughout the room. A vanity unit with an integrated wash hand basin offers useful storage beneath, complemented by a wall-mounted mirror and modern WC. A glazed side-facing window allows natural light and ventilation, while a chrome heated towel rail, extractor fan and contemporary panelled ceiling complete this well-presented en suite.

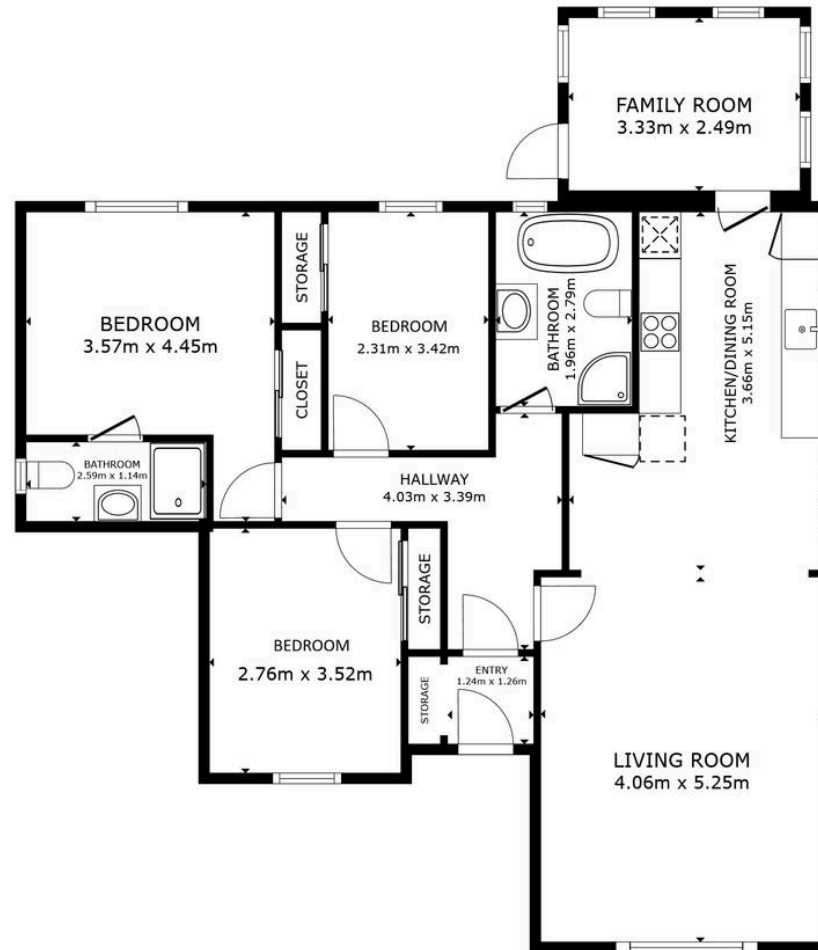


Bedroom Three

10' 6" x 7' 3" (3.21m x 2.20m)

Ideal as a guest bedroom, nursery or dressing room, this well-presented third bedroom offers a flexible space that can easily adapt to changing needs. A window overlooking the rear garden provides a pleasant outlook and fills the room with natural daylight, while the built-in double wardrobe maximises storage and keeps the floor space open. Soft carpeting, neutral décor and a practical layout create a comfortable setting, with a radiator, ceiling pendant light and conveniently positioned power points completing the room.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 101.2 m²
 TOTAL : 101.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.