



## 2 Burnhouse Drive

Whitburn, EH47 0NX

Offers over £160,000



An excellent opportunity for families in search of turn-key accommodation, this spacious 3 bedroom terraced lies within a popular area of Whitburn and is presented to the market with the convenience of no on-ward chain. Burnhouse Drive is within easy reach of the M8 junction at Heartlands services, thus offering this to be a fantastic base for buyers commuting throughout the central belt with Whitburn enjoying an equi-distant position for travel to Edinburgh and Glasgow. A range of new amenities from local and national retailers in the area are an exciting addition to the town, with the traditional Min Street providing further shops, services and selection of schooling for all ages. Young families in particular will be able to walk or cycle the short distance along the Town Walk to either Polkemmet and St. Josephs Primary, with a handy playpark and football pitch nearby to enjoy outside of school hours.



Description

The property itself has undergone extensive upgrading recently and is ready for the new owner to move right in and enjoy. A crisp, neutral palette throughout showcases the space available, with the size perfectly suited to a young family. A spacious main living room is a comfortable area to relax and unwind, whilst the new fitted kitchen is equipped with a range of sleek storage, integrated appliances and space for a table to host daily meals or a morning cuppa. Upstairs, there are 3 really good sized bedrooms that offer a calming nights sleep for all the family, space for guests or to accommodate a home working area if required. Cupboards to the hallway and bedroom 2 provide a range of everyday storage space, with potential to floor the attic area for those needing that extra bit of room. A new bathroom comprises a 3 piece white suite, whilst a rainfall mixer shower is added above the bathtub to help those in a hurry in the morning or a long soak in the evening. Double glazing and gas central heating throughout offers year round comfort, with a new combi boiler installed in January 2026. Externally, there are low maintenance garden grounds to the front and rear, with the south-west facing rear aspect perfect for enjoying the sunny weather and offering ample room to develop subject to the new owners taste.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland’s busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Kitchen 12’8" x 11’1" (3.88m x 3.40m)

Living Room 18’1" x 11’1" (5.53m x 3.38m)

Bedroom 1 14’3" x 8’2" (4.36m x 2.51m)

Bedroom 2 12’8" x 9’6" (3.88m x 2.90m)

Bedroom 3 9’5" x 7’11" (2.88m x 2.42m)

Bathroom 9’3" x 5’1" (2.82m x 1.56m)

Extras

The furniture used to stage the property for sale can be negotiated separately if desired by the potential purchaser.

Key Info

Home Report Valuation: £170,000  
Total Floor Area: 84m2 (905 ft2)  
What3words: ///education.trouble.cheerily  
Parking: On-Street  
Factor Fee: £75 per annum to C~urb  
Heating System: Gas  
Council Tax: B - £1773.26 per year  
EPC: D

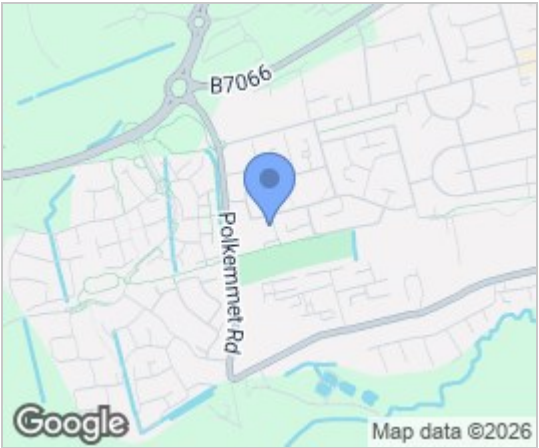
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Area Map



Floor Plans



Energy Efficiency Graph

