



2 Torbane Avenue

East Whitburn, EH47 0JN

Offers over £170,000



CLOSING DATE WED 8TH JULY AT 12 NOON Located within the popular village of East Whitburn and offering accommodation perfectly suited to first time buyers, this seldom available 3 bedroom semi-detached property combines contemporary style with elegant finishes to create a superb family home. Torbane Avenue is an excellent base for couples, families and professionals with nearby access to the M8 and a choice of schooling found within short walking distance in neighbouring Whitburn. A playpark for children in the village is complimented by a range of scenic walking routes, linking throughout the surrounding areas and perfect for those keen to explore. A grocery store on Main Street is ideal for daily essentials, with larger supermarkets and food outlets in Whitburn and Bathgate.



Description

Beautifully presented throughout, the property offers a wonderful balance of modern living and timeless character with over 1000 sqft of space to provide room for a couple or young family looking to grow. Three double bedrooms at first floor level are ideally sized for children or home working requirements, with an en-suite shower room available within the larger front bedroom to create a private retreat. The main family bathroom is beautifully appointed, featuring a striking roll-top bath, adding a touch of luxury and character rarely found in modern homes. A bright and inviting living room offers the perfect setting to relax or spend time with family. The heart of the home is the stunning sage green kitchen, thoughtfully designed with both style and functionality in mind, providing an impressive space for cooking, dining and entertaining. Externally, the property enjoys attractive private gardens, ideal for outdoor entertaining, family time and enjoying the sunny weather. A driveway provides off-street parking for a handful of cars, or offering scope to extend the accommodation if desired.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Entrance Hall 10'10" x 3'6" (3.32m x 1.09m)

Living Room 14'9" x 13'3" (4.52m x 4.05m)

Kitchen 13'11" x 9'6" (4.25m x 2.90m)

Bathroom 9'5" x 6'1" (2.88m x 1.87m)

Upper Hall 10'10" x 3'0" (3.32m x 0.93m)

Bedroom 1 14'6" x 11'3" (4.43m x 3.45m)

En-suite 9'2" x 4'11" (2.80m x 1.52m)

Bedroom 2 13'1" x 9'3" (4.00m x 2.83m)

Bedroom 3 10'10" x 9'6" (3.32m x 2.90m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, wardrobe, single bed and childrens hut included in the sale.

Key Info

Home Report Valuation: £175,000

Total Floor Area: 97m2 (1045 ft2)

What3words: ///disprove.cowboys.assembles

Parking: Driveway

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

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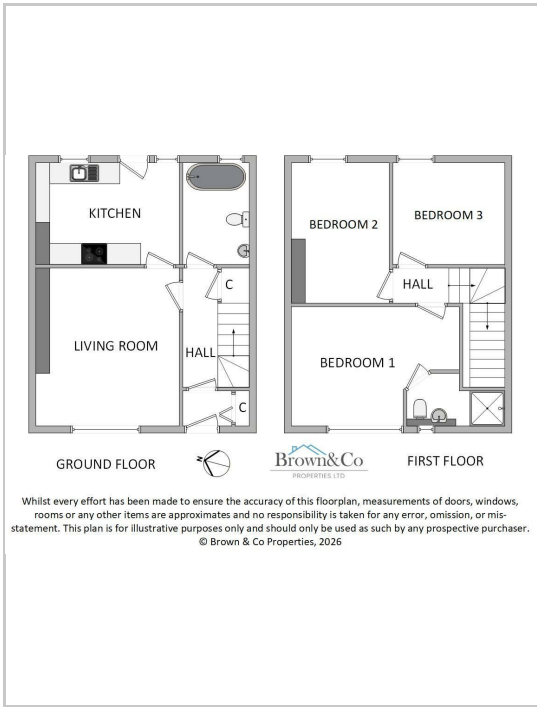
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Area Map



Floor Plans



Energy Efficiency Graph

