



## 59 Loch Trool Way

Whitburn, EH47 0RL

Offers over £105,000



Set within a family friendly area of Whitburn and offering good potential for those looking to lay down their mark on their first home, this deceptively spacious 3 bedroom upper maisonette is offered to the market with the benefit of no onward chain. Loch Trool Way lies within an established area of the town, perfect for a base for nearby access to both a primary and secondary school, whilst the amenities of the town centre are within easy reach on foot. Commuters will enjoy Whitburn's central position along the M8 corridor, with a choice of junctions nearby to offer swift travel options to Edinburgh or Glasgow.



Description

The property itself offers over 1000 sqft of accommodation spread across 2 levels, with room sizes that are perfectly suited to those with a family. Three bedrooms include the larger of the 2 at the upper level, with a versatile double room at entry level serving as a possible dining room or home office if not initially required as a bedroom. Excellent storage space helps assist with daily items or the ability to reconfigure the layout if desired. A spacious living room, a fitted kitchen and a bathroom with 3 piece suite complete the accommodation. Gas central heating and double glazed windows offer further practical comfort. Externally there are a range of shared parking spaces adjacent to the left side of the building, with the property benefiting from a small drying green area allocated at the right hand side of the building. Cosmetic upgrading throughout is now anticipated, however the competitive price point allows for a buyer the ability to add value and create a home with a value for money floor-space in today's market.

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.

Lower Hallway 11'4" x 7'7" (3.47m x 2.33m)

Living Room 13'8" x 13'0" (4.19m x 3.98m)

Kitchen 13'0" x 9'11" (3.98m x 3.04m)

Upper Hallway 5'8" x 2'11" (1.75m x 0.91m)

Bedroom 1 16'7" x 9'10" (5.08m x 3.01m)

Bedroom 2 15'7" x 10'2" (4.76m x 3.11m)

Bedroom 3 11'4" x 9'11" (3.47m x 3.03m)

Bathroom 6'4" x 5'6" (1.94m x 1.70m)

Key Info

Home Report Valuation: £110,000  
Total Floor Area: 94m2 (1010 ft2)  
What3words: ///magazines.humble.bookcases  
Parking: On-Street  
Heating System: Gas  
Council Tax: B - £1773.26 per year  
EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

