



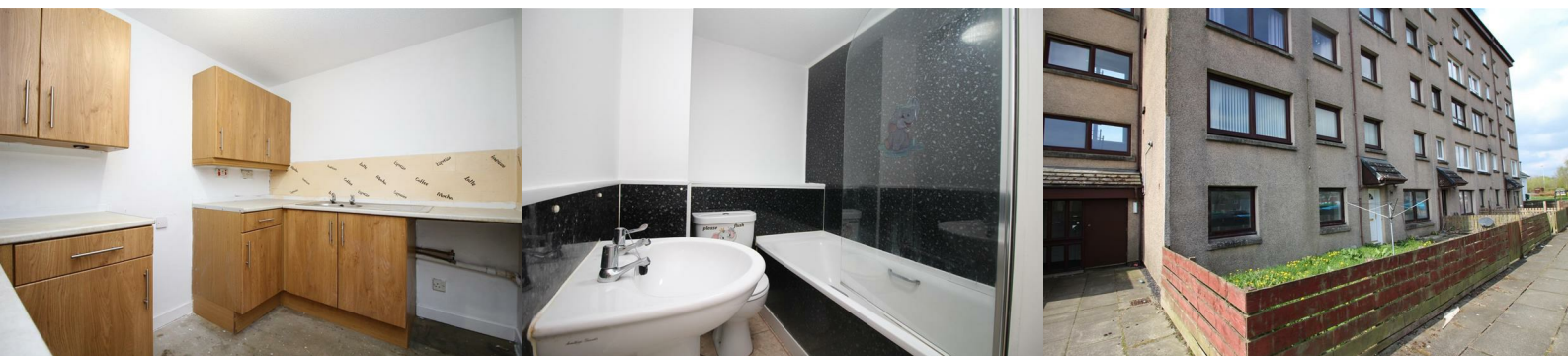
3 Park View

Stoneyburn, EH47 8AX

Offers over £74,000



This 2 bedroom ground floor flat in Stoneyburn poses an ideal opportunity for first time buyers or investors looking to add to their portfolio. Set within the established block of flats on Park View, this ground floor property is conveniently offered with no onward chain, allowing easy and quick entry for the prospective new owner. The location is close to the local amenities in the village, with the area only a short drive from the larger towns of Bathgate and Livingston. A train station in nearby Addiewell offers a valuable commuting link, with major road networks such as the A71 and M8 also within easy reach. For investors, the property offers an attractive yield upwards of 10% and with strong demand locally for property of this type.



Description

Spread across one level at the front of the building with its own private access, the property has been freshly painted throughout prior to coming to the market, offering a blank canvas for the new owner to lay down their mark. Two bedrooms both feature fitted wardrobes, with additional storage available off the hallway. A living room is a comfortable size for everyday relaxing, whilst the fitted kitchen features a range of cabinets and space for all the essential appliances. The bathroom features a 3 piece suite, with the addition of an electric shower above the bath. No mains gas is available, with the property equipped with an electric boiler comprising radiators throughout. An enclosed front garden area offers a bit of green space to enjoy, with parking area adjacent to the front and rear of the building.

Location

Stoneyburn is a village located approx five miles west of Livingston and centrally positioned between Edinburgh and Glasgow, with good transport links available to provide access to all three. Within the village everyday services include local shops, a community centre, football team Stoneyburn Juniors and a bowling club. Two primary schools are available with secondary school catchment covered from Whitburn and Blackburn. A wider range of shopping and recreational facilities can be sought in nearby Bathgate or Livingston.

Hallway 14'7" x 13'10" (4.46m x 4.22m)

Living Room 12'0" x 10'11" (3.68m x 3.33m)

Kitchen 9'6" x 7'1" (2.91m x 2.16m)

Bedroom 1 13'6" x 8'6" (4.14m x 2.61m)

Bedroom 2 10'8" x 7'7" (3.27m x 2.33m)

Bathroom 9'4" x 5'3" (2.87m x 1.62m)

Key Info

Home Report Valuation: £75,000

Total Floor Area: 45m2 (485 ft2)

Parking: Residents

Heating System: Electric boiler

Council Tax: A - £1410.56 per year

EPC: E

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

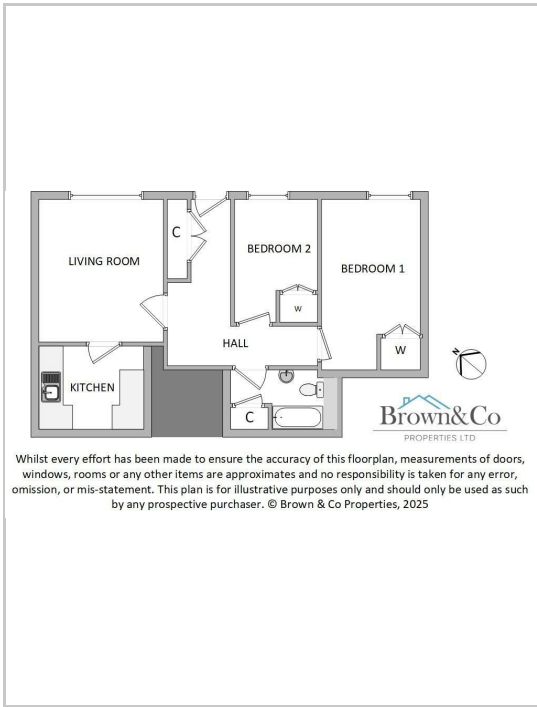
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Area Map



Floor Plans



Energy Efficiency Graph

