Brown&Co
PROPERTIES LTD

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5 Loch Maree Way

Whitburn, EH47 0RW

Offers over £124,000

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Boasting deceptively spacious accommodation that is ideal for families working to a budget within the current market, this 3 bedroom upper maisonette is brought to the market with the convenience of no onward chain to allow smooth and easy entry for the incoming new owner. Set just off East Main Street on Loch Maree Way, the property is a perfect base for a young family, with Whitdale Primary and Whitburn Academy both found within short walking distance. The town centre and its selection of amenities are a 10 minute walk away, whilst transport links including easy access to the M8 motorway are within handy reach of the property doorstep.







Description

Comprising over 1000 sqft of accommodation across 2 levels, the property offers a lot more space than initially meets the eye. Three double bedrooms include the larger 2 on the upper level and a smaller at entry level to offer good versatility for families, guests, home working or dining space for daily meals. A large walk-in cupboard off the entrance hallway is big enough for a variety of needs, whilst a further large cupboard opposite provides excellent everyday storage. The living room is freshly carpeted and a comfortable space for buyers to relax and unwind, whilst the fitted kitchen features a range of storage cabinets and space for all the essential appliances. The family bathroom offers a modern 3 piece suite with the addition of an electric shower over the bath. Gas central heating and double glazing throughout add to the everyday practical comfort of the property. Externally, there is a residents car park to the rear where a handful of shared spaces are available. To the front, the property enjoys an enclosed garden area for bin storage that is laid to patio, offering a space to enjoy the sunny weather. A portion of the drying green to the side of the building belongs to this property and has been identified within the garden photo and title plan in the advert.

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.

Living Room 13'8" x 13'0" (4.19m x 3.97m)

Kitchen 12'11" x 9'11" (3.96m x 3.03m)

Bedroom 1 16'7" x 9'10" (5.06m x 3.02m)

Bedroom 2 15'6" x 10'4" (4.74m x 3.15m)

Bedroom 3 11'5" x 9'10" (3.50m x 3.01m)

Bathroom 5'9" x 5'2" (1.77m x 1.58m)

Key Info

Home Report Valuation: £125,000
Total Floor Area: 95m2 (1025 ft2)
What3words: ///clearcut.tile.enough
Parking: Shared Spaces
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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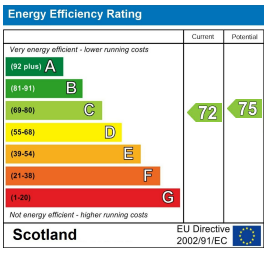
Area Map

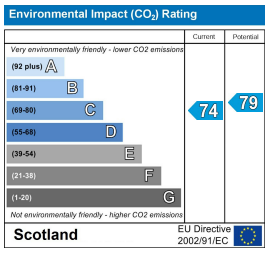


Floor Plans



Energy Efficiency Graph





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