Brown&Co
PROPERTIES LTD

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83 The Avenue

Whitburn, EH47 0BS

Offers over £124,000

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Available for LIFT scheme under new West Lothian price thresholds (subject to eligibility) Offering accommodation that would be ideally suited to buyers looking to buy their first time home, this freshly presented 2 bedroom terraced property on The Avenue in Whitburn is offered to the market with no onward chain, allowing easy access for entry for the prospective new owner. The location is ideal for those with a young family, with 2 primary schools located directly to the rear of the property along the popular "Town Walk". The amenities of the town centre are easily located on foot, whilst Whitburn features a handy equi-distant position to Edinburgh and Glasgow along the M8 corridor, with a nearby junction at Heartlands Services offering convenient travel for commuting professionals.







Description

The property itself offers a comfortable footprint well suited to couples, young families or investors looking to add a turn-key home to their portfolio. Freshly presented to allow easy entry, the property enjoys the addition of a new fitted kitchen and bathroom suite, perfectly suiting buyers working to a budget who are not looking to take on any expensive upgrades. The spacious main area runs front to rear, with double glazed patio doors allowing for easy garden access. Two double bedrooms offer space for family living or home working arrangements, whilst the bathroom includes a 3 piece suite with chrome mixed shower above the bath and low maintenance wet wall panels. Gas central heating and double glazing throughout offer further practical comfort, whilst there are garden grounds to both the front and rear. The south facing rear garden provides good potential to develop for enjoying the sunny weather, whilst with a little creativity, a driveway could be created in the front garden area subject to any local authority consents.

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 18'6" x 10'10" (5.65m x 3.31m)

Kitchen 9'0" x 8'0" (2.76m x 2.45m)

Bedroom 1 14'4" x 9'2" (4.37m x 2.80m)

Bedroom 2 11'3" x 9'3" (3.43m x 2.84m)

Bathroom 5'9" x 5'5" (1.76m x 1.66m)

Key Info

Home Report Valuation: £125,000
Total Floor Area: 61m2 (660 ft2)
What3words: ///blacken.centrally.cage
Parking: On-Street
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: D

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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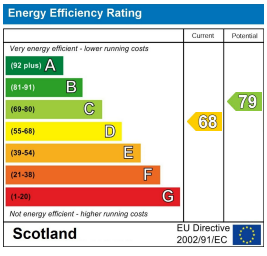
Area Map

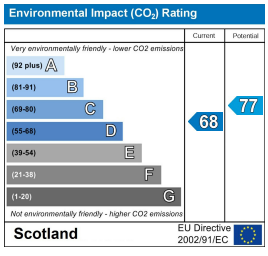


Floor Plans



Energy Efficiency Graph





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