



10 Strathavon Terrace

Westfield, EH48 3DD

Offers over £154,000



CLOSING DATE: WED 10TH JUNE AT 12 NOON Set within the peaceful semi-rural village of Westfield, this recently renovated 3 bedroom semi-detached bungalow offers a wonderful choice for buyers at varying stage of their property journey. Located on Strathavon Terrace, the property enjoys an open outlook across fields to the front to aid to the quiet surroundings, yet the village is within easy reach of the larger towns of Bathgate and Armadale. A local primary school is available for those with a family, whilst transport links nearby provide convenient travel options throughout the central belt.



Description

The property itself has undergone extensive refurbishment in recent months and is offered to the market in turn-key condition throughout, with no onward chain meaning quick entry is available. Perfectly suited to those in search of single level living, the property offers 3 well-proportioned bedrooms with plush carpet flooring, a good sized main living room alongside a new fitted kitchen and new bathroom with contemporary 3 piece suite. A full re-wire of the electrics offers peace of mind for the incoming new owner, whilst the exterior has been painted and roof tiles cleaned to offer a crisp and easy on the eye exterior. Externally the property continues to impress, with sizeable plot offering driveway and garage, alongside garden grounds that are ripe for development and enjoying the sunny weather. It should be noted there is no mains gas in the village, so heating is via an oil fired boiler to the rear of the property.

Location

Westfield is a small village located on the north west edge of West Lothian, within short driving distance of larger town's such as Bathgate, Falkirk and Linlithgow. Both the M8 and M9 motorway's can be reached in around a 10 minute drive. Train links can be found in Armadale and Bathgate. The village includes a primary school with secondary school catchment in Linlithgow whilst a wider range of amenities can be found in nearby Armadale and Bathgate.

Vestibule 4'4" x 2'0" (1.33m x 0.61m)

Hallway 13'11" x 12'6" (4.25m x 3.83m)

Living Room 15'9" x 12'7" (4.81m x 3.85m)

Kitchen 12'1" x 11'10" (3.69m x 3.63m)

Bedroom 1 14'1" x 11'5" (4.31m x 3.48m)

Bedroom 2 13'7" x 8'9" (4.15m x 2.69m)

Bedroom 3 10'7" x 8'9" (3.23m x 2.68m)

Bathroom 8'9" x 5'2" (2.68m x 1.60m)

Key Info

Home Report Valuation: £155,000

Total Floor Area: 84m2 (905 ft2)

Construction: Non-Traditional Timber Frame

What3words: ///rationed.spinning.excavate

Parking: Driveway & Garage

Heating System: Oil

Council Tax: A - £1519.94 per year

EPC: E

Disclaimer

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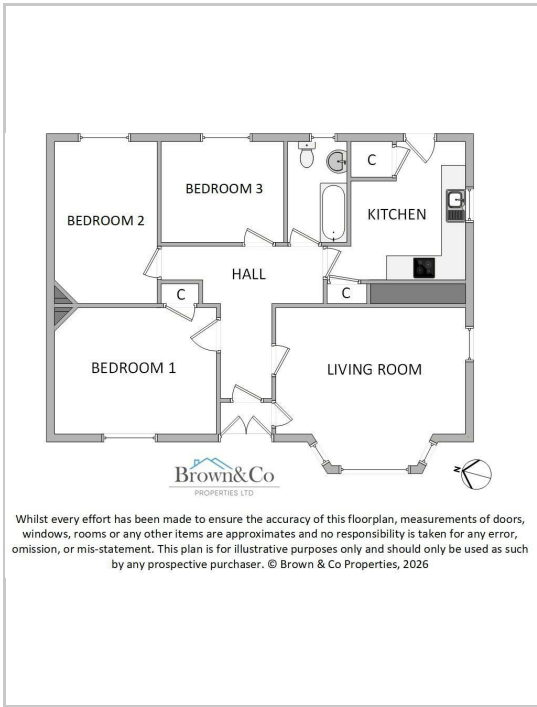
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Area Map



Floor Plans



Energy Efficiency Graph

