Brown&Co
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Dunmaglas, Main Street

East Whitburn, EH47 0JD

Fixed Price £255,000

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Set within the centre of the sought after village of East Whitburn, “Dunmaglas” is a deceptively spacious 4 bedroom semi-detached property that offers wonderful space for a family to grow. Situated directly on Main Street, the property is handily located for use of the nearby village store whilst neighbouring Whitburn provides further shopping and recreational amenities alongside schooling to cater for all ages. Travel throughout the wider region is offered via M8 junction 4 at the east of the property whilst a train station in nearby Armadale provides additional commuting options. Excellent walking routes surround the village, linking to neighbouring communities and offering scenic countryside to explore.







Description

The property itself is a traditional stone built cottage that dates to the early 1900's and originally served as the grocers store for the village. A hallmark of all properties of this age, there is generous ceiling height to the ground floor and a footprint of 1500 sqft that has been tastefully upgraded with a contemporary twist. An excellent sized living room is perfect for hosting family gatherings or for everyday relaxing, whilst an upgraded fitted kitchen features a range of storage cabinets, space for all the essential appliances and ample room for daily meals. The smaller 4th bedroom and a modern family bathroom are to the ground floor, suiting those with mobility needs or for a teenager looking for their own space. The upper level includes 3 similarly sized double bedrooms, perfect for meeting family or home working needs if a study is required. A shower room with 3 piece suite is an added benefit, meaning there is washing facilities on both levels to meet everyday convenience. Externally the property shares the parking yard with the 2 neighbouring properties, but there is ample space for a handful of cars. Gas central heating and renewed windows throughout are further highlights, with triple glazing installed to the ground floor. An enclosed rear garden is laid to lawn with a terrace for enjoying the best of the sunny weather, with a further decked area immediately outside the kitchen French doors.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Porch 8'7" x 6'10" (2.63m x 2.09m)

Lower Hall 16'0" x 10'8" (4.88m x 3.27m)

Living Room 20'8" x 15'11" (6.31m x 4.87m)

Kitchen 15'10" x 14'11" (4.84m x 4.57m)

Bathroom 6'9" x 6'6" (2.07m x 1.99m)

Upper Hall 6'4" x 2'7" (1.94m x 0.81m)

Shower Room 5'10" x 5'8" (1.78m x 1.73m)

Bedroom 1 12'5" x 10'10" (3.81m x 3.32m)

Bedroom 2 12'5" x 10'10" (3.79m x 3.32m)

Bedroom 3 12'4" x 10'7" (3.78m x 3.25m)

Bedroom 4 12'4" x 10'9" (3.77m x 3.29m)

Extras

All blinds, light fittings and floor coverings included in the sale. A range cooker, 5 gas burners and 2 electric rings with 2 ovens. Large American style fridge freezer and dishwasher. Greenhouse. Hot Tub, in full working order, but can be removed if buyer wishes.

Key Info

Home Report Valuation: £265,000
Total Floor Area: 139m2 (1500 ft2)
What3words: ///dashes.unframed.manager
Parking: Shared Driveway
Heating System: Gas
Council Tax: D - £1937.35 per year
EPC: C

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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on our website and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph



