



## 2 Drysdale Avenue

Whitburn, EH47 0HF

Offers over £160,000



Set at the end of a cul-de-sac in this seldom available part of Whitburn, this semi-detached property enjoys an attic conversion to offer flexible accommodation that is ideal for those entering or moving up the property market. Drysdale Avenue is a long established and popular area of the town, benefiting from easy access to Whitburn town centre via a lane opposite the property. Those with children will enjoy a nearby range of schooling for all ages that can be easily accessed on foot, whilst commuters will benefit from Whitburn's central position along the M8 corridor with a junction at Heartlands Services perfect for travel for work or leisure throughout the region.



## Description

The property itself is a blank canvas for any prospective owner looking to move in with ease and lay down their own mark. Well-proportioned room sizes include 2 double bedrooms at 1st floor level alongside the 3rd double within the former roof space, posing an ideal childrens playroom or office for those needing to work from home. On the ground floor is a generous living room, offering ample space for dining to accommodate everyday meals. The fitted kitchen comprises a range of sleek storage cabinets alongside appliances that will remain as a part of the sale, perfectly helping first time buyers move into their new home. The family bathroom features a 3 piece white suite, with a rainfall mixer shower mounted over the bathtub. Gas central heating and double glazing throughout offer further practical comfort, with the Worcester combi boiler installed in 2018 and due to be serviced prior to the sale concluding. The property enjoys a driveway to the side to allow good off-road parking, whilst the large rear garden is ready for the new owner to landscape to their own needs. A concrete base for a former garage is perfect for buyers looking to build a new garage or summer-house, with ample room to extend the property further if desired.

## 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 12'1" x 12'0" (3.69m x 3.67m)**

**Kitchen 11'6" x 7'5" (3.51m x 2.28m)**

**Dining Room 8'3" x 7'5" (2.52m x 2.28m)**

**Bedroom 1 13'5" x 10'6" (4.11m x 3.21m)**

**Bedroom 2 11'4" x 9'1" (3.46m x 2.77m)**

**Bedroom 3 (Attic Room) 13'5" x 9'9" (4.11m x 2.99m)**

**Bathroom 8'1" x 5'3" (2.47m x 1.61m)**

## Extras

All current blinds, light fittings, floor coverings, white goods (except tumble dryer) and wardrobes in bedroom included in the sale. Sold as seen.

## Key Info

Home Report Valuation: £162,000

Total Floor Area: 97m<sup>2</sup> (1045 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

## 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.

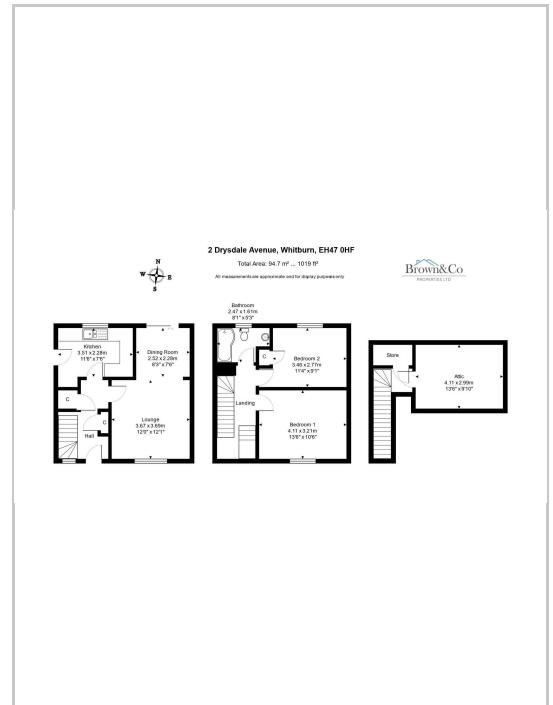
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.brownandcoproperties.co.uk](http://www.brownandcoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

## Area Map



## Floor Plans



## Energy Efficiency Graph

