



## 31 Loch Earn Way

Whitburn, Bathgate, EH47 0RU

Offers over £124,000



Presented to the market in fresh neutral tones throughout to allow the incoming new owner the ability to move with ease, this spacious 3 bedroom maisonette in Whitburn is brought to the market with no onward chain. Situated within Loch Earn Way, the property is a short walk to the town centre amenities whilst a selection of schooling for all ages can similarly be easily found on foot from the property doorstep. Whitburn enjoys an equi-distant position along the M8 to Edinburgh and Glasgow, with a choice of junctions within easy reach of the property to allow swift travel for commuters throughout the region. A train station in nearby Armadale offers a further commuting link, with cycle path from the town allowing access for those who like to keep active.



### Description

The property is a deceptively spacious upper maisonette with good sized rooms spread across 2 levels to offer excellent starter accommodation for a couple or young family. A recent upgrade to the exterior includes a new roof and render finish, offering a maintenance free exterior for the new owner to benefit from. Internally, the property is freshly carpeted throughout and decorated with a crisp white tone to provide a blank canvas to suit a variety of tastes. Both the kitchen and bathroom have been renewed, covering 2 of the big ticket items when it comes to moving house. The 3 bedrooms are all doubles, with the first double to the lower level and including a set of fitted wardrobes. The 2 further bedrooms are upstairs and well suited to those with or planning to grow their family. Excellent storage is a key hallmark of these style of properties, with a handful of cupboards perfect for storing everyday items. Externally, there is parking spaces available nearby on-street with local authority lock ups in the vicinity that prospective owners can add their name to a waiting list for. A garden area to the side belongs to the property and provides a space to develop for enjoyment of the Spring and Summer weather.

### 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.

Lower Hallway 11'4" x 7'8" (3.46m x 2.34m)

Living Room 13'7" x 13'1" (4.15m x 3.99m)

Kitchen 13'0" x 9'11" (3.98m x 3.04m)

Upper Hallway 6'3" x 2'11" (1.92m x 0.89m)

Bedroom 1 16'9" x 9'10" (5.12m x 3.00m)

Bedroom 2 15'6" x 10'3" (4.73m x 3.14m)

Bedroom 3 11'5" x 9'11" (3.49m x 3.03m)

Bathroom 6'6" x 5'5" (1.99m x 1.66m)

### Key Info

Home Report Valuation: £125,000

Total Floor Area: 87m<sup>2</sup> (940 ft<sup>2</sup>)

What3words: ///aboard.enveloped.modules

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

### Disclaimer

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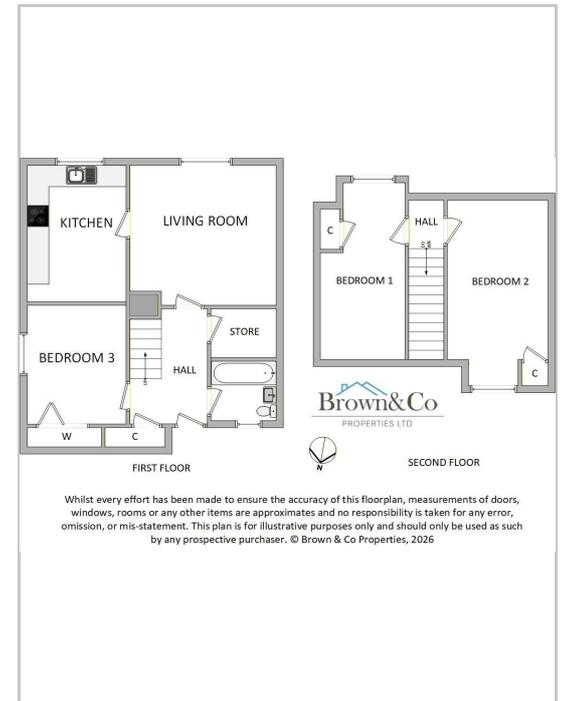
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### Area Map



### Floor Plans



### Energy Efficiency Graph

