



1 Flemington Gardens

Whitburn, EH47 0NS

Fixed Price £140,000



Located within an established part of Whitburn that is within easy reach of transport links, this 2 bedroom end-terraced property would be an ideal choice for buyers looking to enter the market for the first time. Flemington Gardens is a quiet location at the west end of the town and is a street where property rarely comes to the market, with our client at number 1 listing for the very first time. The location has seen massive growth in recent years with the ongoing Heartlands development, bringing shops, services and food outlets to compliment the existing offering in Whitburn. An M8 connection offers swift travel to Edinburgh and Glasgow, with Whitburn enjoying an equi-distant position along the central belt to provide a good base for commuters. Young families will find 2 primary schools in less than 10 minutes walking distance, with secondary schooling found close to the town centre.



Description

The property itself offers good sized accommodation for a couple or young family entering the market or rightsizing their living arrangements. A conservatory addition to the front offers an extra everyday living space, with doors that flow seamlessly into the main living and dining room. A fitted kitchen is equipped with a range of wall and base storage cabinets, with appliances remaining as a part of the sale. On the upper level, 2 double bedrooms are perfect for a family or providing space for home working, with an additional box-room ideal for storage, laundry or potentially increasing the size to form a nursery or study. A shower room features a 3 piece suite that formerly held a bath so offers space to revert to such if desired. Gas central heating and double glazing throughout provide further practical comfort, with a partially floored attic providing storage for non-essential items. A key highlight of the property is the generous garden grounds and off-street parking, with space to house a couple of cars to the side. An enclosed rear includes an extra garden space to enjoy, with shed and other garden items included within the sale.

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 10'7" x 4'2" (3.23m x 1.28m)

Living Room 18'1" x 10'7" (5.53m x 3.23m)

Kitchen 13'8" x 10'7" (4.17m x 3.25m)

Conservatory 10'0" x 9'10" (3.06m x 3.01m)

Upper Hallway 6'2" x 5'11" (1.89m x 1.81m)

Bedroom 1 15'0" x 9'2" (4.58m x 2.80m)

Bedroom 2 15'0" x 8'8" (4.58m x 2.65m)

Box Room 6'0" x 3'0" (1.84m x 0.93m)

Shower Room 6'5" x 5'7" (1.97m x 1.71m)

Extras

All items left in the property will remain as a part of the sale including kitchen appliances, garden furniture, blinds, light fittings and items within the bedrooms.

Key Info

Home Report Valuation: £140,000

Total Floor Area: 72m² (775 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: D

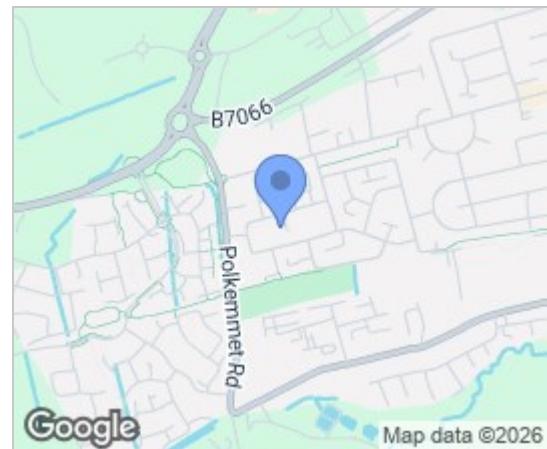
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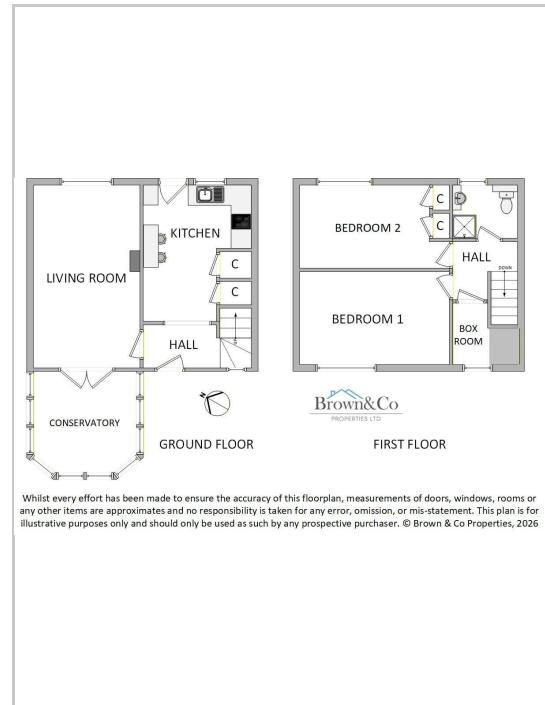
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Area Map



Floor Plans



Energy Efficiency Graph

