



7 Baillie Street

Whitburn, EH47 0ER

Offers over £132,500



Located within a sought after and seldom available street in Whitburn, this 2 bedroom semi-detached property offers great potential for buyers in search of their first time home. Found on Baillie Street with a wonderful open outlook across popular King George V park, the property is only a short walk from the town centre where a good range of amenities perfectly caters for everyday needs. Those with a family will enjoy easy access on foot to a handy choice of schooling for all ages, whilst commuters are spoiled with an M8 junction providing a link to Scotland's main motorway. A further commuting link can be found in neighbouring Armadale, with a train station around 2 miles to the north linked by footpath from the front door.



Description

The property itself has been a much loved family home and is offered to the market with no onward chain, ready for the new owner to lay down their own mark and memories. Comprising over 850 sqft of accommodation, the property is well suited to a couple or young family with the benefit of 2 double bedrooms, both featuring fitted wardrobes to offer excellent storage space. A WC compartment has been formed within the rear bedroom, whilst a modern wet floor shower room can be found on the ground floor. The main living room is a comfortable space to relax and unwind, with peaceful outlook across the park to the front. The fitted kitchen comprises a range of storage cabinets and space for all the essential appliances. Double glazing and gas central heating provide further practical comfort, with the combi boiler located in an external store and regularly serviced under maintenance agreement. A shared driveway leads to a parking space and timber garage, offering storage or potential workshop use. The south facing rear is laid to lawn and offers an excellent space to soak up the best of the sunny weather, with ample space to extend the accommodation 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.

Entrance Hall 9'4" x 8'7" (2.87m x 2.62m)

Living Room 15'5" x 12'7" (4.70m x 3.86m)

Kitchen 10'9" x 8'11" (3.30m x 2.73m)

Shower Room 5'5" x 5'2" (1.66m x 1.60m)

Upper Hall 14'9" x 6'5" (4.51m x 1.97m)

Bedroom 1 13'9" x 11'5" (4.20m x 3.49m)

Bedroom 2 11'9" x 10'5" (3.60m x 3.18m)

WC 4'1" x 3'10" (1.26m x 1.17)

Extras

All blinds, light fittings, floor coverings, oven, freezer and dishwasher included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £135,000

Total Floor Area: 80m2 (860 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: B - £1645.65 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.

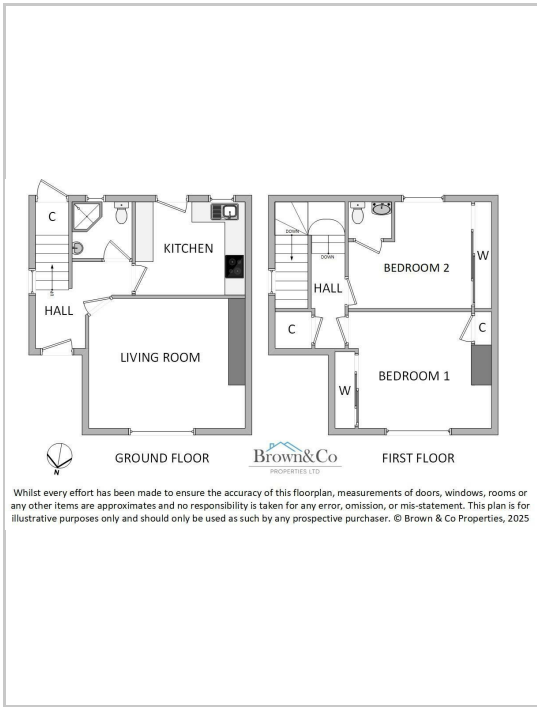
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be 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

