



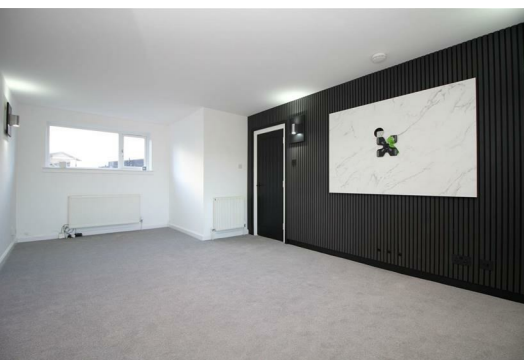
## 27 Almond Square

East Whitburn, EH47 8EU

Offers over £164,000



Welcome to the market this 3 bedroom terraced bungalow, enjoying a peaceful setting in the sought after village of East Whitburn. Almond Square is a rarely available location tucked off the Main Street and well placed for commuters looking to benefit from easy access to the M8 motorway. A convenience store is handy for everyday essentials, whilst Whitburn is a short walk to the west where a range of shops, services and schooling for all ages can be found. East Whitburn boasts impressive walking routes meandering round the village to neighbouring communities, with a children's play park also handy for families to enjoy.



Description

The property itself is freshly presented throughout and ready for the prospective new owner to move right in, with no onward chain from the sellers side to help speed things along for those keen to settle in for the Spring. The property has had a number of key upgrades carried out in recent years that will help buyers in search of turn-key accommodation, with fresh carpet flooring and neutral décor throughout. A new roof was added in 2024, with new windows, external doors and PVC fascias added a few years prior. A new bathroom, kitchen and full re-wire was carried out in 2020 alongside a replacement of the boiler, giving the new owner the peace of mind that a number of the big ticket items are already taken care of. Good sized rooms throughout includes a generous living and dining room, 3 well-proportioned bedrooms with a walk-in shower formed off the smaller rear room. An enclosed south facing rear garden is ready for the new owner to develop to enjoy the summer months, with a small garden area to the front similarly providing a blank canvas. A range of shared parking spaces can be found immediately outside the front of the property.

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.

Vestibule 8'0" x 3'0" (2.45m x 0.93m)

Hallway 19'5" x 6'6" (5.92m x 1.99m)

Living Room 19'6" x 11'6" (5.95m x 3.53m)

Kitchen 9'4" x 9'2" (2.87m x 2.80m)

Bedroom 1 10'10" x 9'10" (3.31m x 3.01m)

En-suite 5'10" x 2'11" (1.78m x 0.90m)

Bedroom 2 10'11" x 9'10" (3.33m x 3.02m)

Bedroom 3 9'4" x 9'1" (2.87m x 2.79m)

Bathroom 6'6" x 5'4" (2.00m x 1.65m)

Key Info

Home Report Valuation: £165,000  
Total Floor Area: 82m2 (885 ft2)  
Parking: Shared bays  
Heating System: Gas  
Council Tax: B - £1645.65 per year  
EPC: D

Disclaimer

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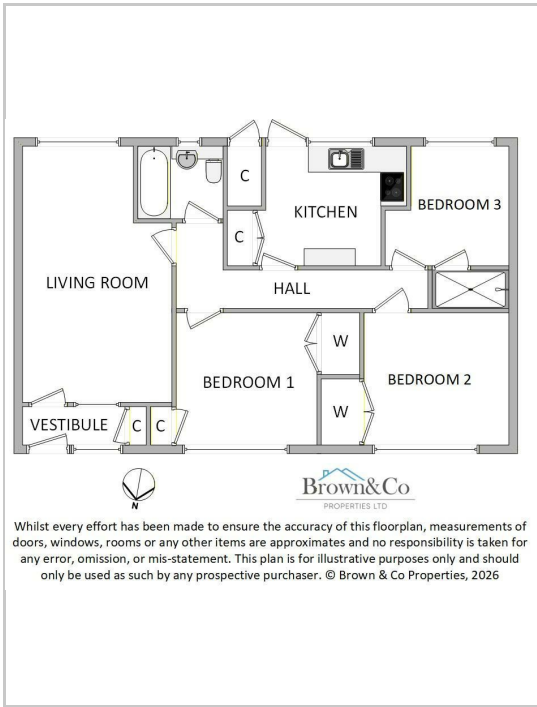
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Area Map



Floor Plans



Energy Efficiency Graph

