



5 Burnhouse Drive

Whitburn, EH47 0NX

Offers over £164,000



Set within an established and rarely available location at the west end of Whitburn, this well-presented 3 bedroom terraced property offers an ideal choice for buyers who are in search of their first or next time buy. Burnhouse Drive lies close to the motorway connection and is a perfect base for those commuting throughout the central belt, with Whitburn enjoying a handy position for travel to Edinburgh and Glasgow. Within 10 minutes walk there are 2 primary schools with a secondary school found in a further 15 minutes walking distance. The property sits within easy reach of the popular Town Walk, spanning the width of the town and offering an excellent walking and cycling route linking to Polkemmet Country Park and neighbouring communities.



Client Comments

“We have lived in this house for 42 years, raised 2 children here and have been very happy in the area. Proximity to schools was also a real positive. Having easy access to leisure areas like Polkemmet Park has also given us much pleasure over the years. Our long term neighbours are lovely and very helpful when any need arises. We will miss living here but are also looking forward to a new adventure.”

Description

The property has been our client’s family home for over 40 years and offers a great option for the new owner to move in and make their own memories. Tastefully presented with a fresh, neutral palette throughout, the property offers a well proportioned footprint of over 900 sqft. Three bedrooms offer versatility for those with a few children or in search of a space to accommodate home working with fitted wardrobes found to the 2 larger rooms, alongside storage cupboards in both hallways for everyday essentials. A spacious main living room runs front to rear, with ample space for a table to accommodate daily meals and French doors that lead out for enjoyment of the rear garden. The modern fitted kitchen provides a range of storage cabinets supplied by Wren, featuring an integrated double oven and dishwasher alongside space for all the other essential appliances. The shower room comprises a modern 3 piece suite, with a rainfall mixer shower fitted within the large enclosure. Externally, there are low maintenance garden grounds at both the front and rear, whilst parking space is available within the front garden and via a gated access from the rear. A decked terrace is perfect for enjoying alfresco dining or a morning coffee during the sunny 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.

Living Room 18'6" x 11'1" (5.64m x 3.40m)

Kitchen 12'7" x 8'0" (3.85m x 2.44m)

Bedroom 1 12'2" x 9'10" (3.72m x 3.01m)

Bedroom 2 11'7" x 8'6" (3.54m x 2.61m)

Bedroom 3 9'4" x 7'11" (2.87m x 2.43m)

Shower Room 9'1" x 5'5" (2.78m x 1.66m)

Extras

All light fittings, blinds, flooring, curtain poles in bedroom and desk with shelving in the small bedroom can be included in the sale if required.

Key Info

Home Report Valuation: £165,000

Total Floor Area: 84m2 (905 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

