



22 Drysdale Avenue

, EH47 0HW

Offers over £195,000



We are delighted to present to the market this extended semi-detached property in Whitburn, set within a seldom available location that blends convenience for families and commuters alike. Drysdale Avenue is part of an established and sought after area of the town, a few minutes walk from the traditional Main Street and adjacent to Whitburn Academy, proving especially useful for those with children with Whitdale Primary also easily found in short walking distance. Whitburn is a perfect base for those travelling throughout the central belt with an M8 junction at each end of the town alongside a train station just 2 miles to the north in Armadale and linked from the town centre by cycle path. In addition to the many travel benefits the town offers, there are some great walking routes and parks including popular Polkemmet Country Park at the western edge of the town providing a sprawling attraction for all to experience.



Client Comments
"This friendly neighbourhood is characterised by a stable mix of long term residents and young family's, creating a warm community atmosphere. It's ideal location offers the convenience of being within easy reach of local shops, primary and secondary schools and the M8 motorway is minutes away for easy commuting."

Description
The property itself has been carefully enhanced and upgraded by the present owner, offering a home in turn-key condition for the prospective new owner to enjoy. An extension to the rear provides a ground floor bedroom and adjacent en-suite shower room, perfect for lateral living or for a teenager looking for their own space. A utility room with range of fitted appliances and side exit door then flows into the modern kitchen, where a further range of sleek storage cabinets can be found. The living and dining room is the perfect space to relax and unwind or host friends and family with feature media wall a striking focal point to the room. On the upper level are 2 further double bedrooms, both featuring fitted storage and providing space for a family to grow. A recently refurbished bathroom comprises a contemporary 3 piece suite and shower boards, with a rainfall mixer shower mounted above the bathtub. Further storage cupboards can be found on the upper landing and via the partly floored attic area, which offers further potential for conversion if desired. Externally, the property occupies a spacious corner plot, with a driveway for 2 cars complimented by a side garden and detached garage. At the rear, a private patio with fish pond and hot tub enclosure offer something for a range of tastes to enjoy.

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 12'1" x 11'7" (3.70m x 3.55m)
- Kitchen 11'3" x 7'4" (3.44m x 2.25m)
- Utility Room 7'8" x 5'4" (2.35m x 1.63m)
- Dining Room 8'0" x 7'4" (2.46m x 2.25m)
- Bedroom 1 11'7" x 10'5" (3.55m x 3.19m)
- En-suite 7'8" x 4'7" (2.35m x 1.40m)
- Bedroom 2 11'3" x 10'3" (3.44m x 3.13m)
- Bedroom 3 12'9" x 9'3" (3.89m x 2.83m)
- Bathroom 6'3" x 5'3" (1.93m x 1.62m)

Extras
All blinds, light fittings, floor coverings, integrated full height fridge, freezer, washing machine, electric fireplace and wardrobe with mirrored doors included in the sale. A 75" TV is available by separate negotiation.

Key Info
Home Report Valuation: £200,000
Total Floor Area: 99m2 (1065 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: C

Disclaimer
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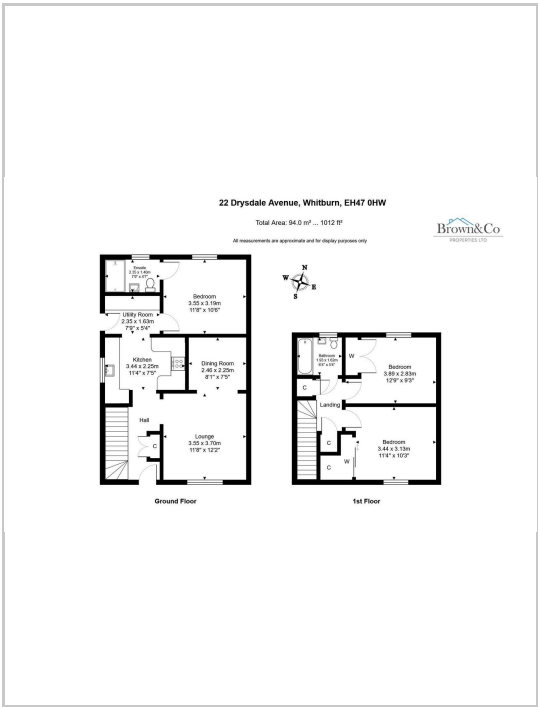
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Area Map



Floor Plans



Energy Efficiency Graph

