



## 3 Market Place

Whitburn, EH47 0EU

Offers over £89,500



\*\*\*Back on market 5th Jan\*\*\* Set within the centre of Whitburn and offering accommodation ideal to buyers entering the market, this 3 bedroom maisonette is brought to the market with the convenience of no onward chain. Market Place lies just off Armadale Road to the north of Whitburn cross roads and is a handy position for buyers looking to benefit from the selection of local amenities and schooling that the town has to offer. Whitburn enjoys an equi-distant position to Edinburgh and Glasgow along the M8 corridor and is particularly useful for buyers coming throughout the region for work. A train station 2 miles to the north in neighbouring Armadale offers a further commuting link, with path directly outside the front of the property linking straight to there.



## Description

The property itself offers a well-proportioned footprint across 2 levels, ideally suited to a couple or young family. A spacious main living room offers a comfortable space to relax and unwind, with ample scope for a table to cater for daily meals if desired. The fitted kitchen is equipped with a range of storage cabinets and appliances that can remain as a part of the sale. To the upper level are the 3 double bedrooms, perfect for a family of varying size or to provide space for a home office. A contemporary bathroom comprises a 3 piece suite, with an electric shower mounted above the bath to provide everyday convenience. Gas central heating and double glazing throughout offer further practical comfort. The property is accessed via a stairwell to the side of the building, leading to a common close where a small drying green and outdoor store can be found. Parking spaces are available to the rear of the building, with a further communal car park opposite the front.

## 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 8'9" x 3'3" (2.67m x 1.01m)

Living Room 16'6" x 13'8" (5.03m x 4.19m)

Kitchen 12'11" x 10'11" (3.94m x 3.35m)

Upper Hallway 8'10" x 8'6" (2.71m x 2.61m)

Bedroom 1 12'6" x 10'10" (3.82m x 3.32m)

Bedroom 2 13'10" x 7'11" (4.22m x 2.42m)

Bedroom 3 10'9" x 8'5" (3.30m x 2.58m)

Bathroom 9'6" x 5'3" (2.90m x 1.61m)

## Key Info

Home Report Valuation: £90,000

Total Floor Area: 83m<sup>2</sup> (895 ft<sup>2</sup>)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: D

## 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](http://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.

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## Area Map



## Floor Plans



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## Energy Efficiency Graph

