



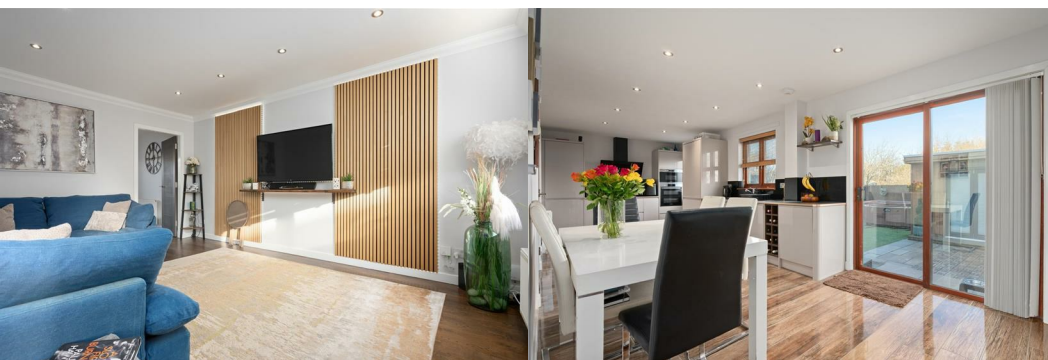
## 41 Dixon Court

Whitburn, EH47 0PW

Fixed Price £320,000



Welcome to this impressive 4 bedroom detached family home, set within exclusive Dixon Court in Whitburn. The sought after cul-de-sac lies close to a choice of primary schools, proving especially handy for those with young children. Commuting professionals are sure to enjoy the close proximity to the M8 motorway, with Whitburn enjoying an ideal location for travel throughout the central belt. The town offers a range of shops and facilities for everyday needs, with the expanding Heartlands masterplan bringing a host of national brands to the area. The street is close to the popular "Town Walk" which spans the width of the town, offering walking and cycling routes for all to enjoy, linking to the sprawling Polkemmet Country Park on the western edge of the town.



Description

Completed in 2005 by local developer M&M Homes, the property itself offers a generous footprint of more than 1300 sqft, providing a sizeable home for a family to grow into. Carefully maintained and upgraded since purchase, the property is ready for the new owner to move in and enjoy. Four double bedrooms are available and rarely found in modern builds, offering space for a growing family or to meet home working arrangements. Three of the rooms feature fitted wardrobes, with further good storage space found in the upper landing and from the partially floored attic. The master bedroom enjoys an en-suite shower room whilst the family bathroom has been upgraded with contemporary suite, tiling and a rainfall mixer shower. The ground floor offers a comfortable main living room for everyday relaxing, whilst a generous dining kitchen spans the full rear of the building and offers a range of sleek storage cabinets and integrated appliances. An internal door to the garage offers further storage or conversion potential if desired, whilst a ground floor WC provides everyday convenience. There is a driveway to the front to allow off-street parking for 2 vehicles, with additional visitor parking available throughout the street. The rear garden has been landscaped with easy maintenance in mind, with feature patio, a decked terrace and hot tub that can remain as a part of the sale. A further highlight is the insulated garden room, providing a wonderful space for entertaining friends and family or possible use for a home business.

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 15'7" x 11'8" (4.76m x 3.56m)

Kitchen 27'4" x 9'5" (8.35m x 2.88m)

Bedroom 1 12'10" x 11'11" (3.92m x 3.65m)

En-suite 6'5" x 5'8" (1.98m x 1.75m)

Bedroom2 12'9" x 8'7" (3.90m x 2.64m)

Bedroom 3 10'7" x 8'7" (3.24m x 2.64m)

Bedroom 4 9'10" x 9'8" (3.02m x 2.95m)

Bathroom 8'0" x 5'8" (2.45m x 1.73m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, hot tub and garden cabin included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £320,000  
Total Floor Area: 123m2 (1325 ft2)  
Parking: Double Driveway & Garage  
Heating System: Gas  
Council Tax: E - £2495.38 per year  
EPC: C

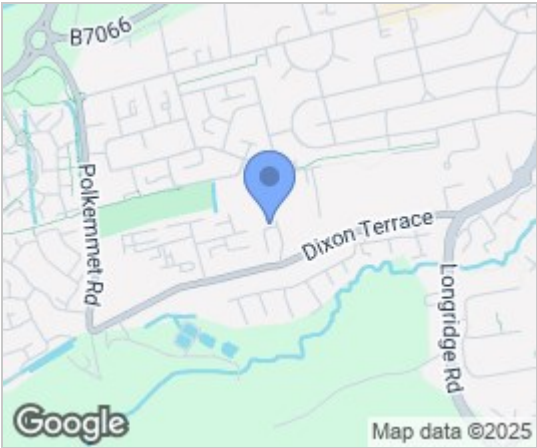
Disclaimer

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.browncoproperties.co.uk](http://www.browncoproperties.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

