Brown&Co
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"Struanmor, 99", East Main Street

Whitburn, EH47 0RQ

Offers over £345,000

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Occupying a prominent position on East Main Street in Whitburn, “Struanmor” presents an excellent opportunity to acquire a substantial detached bungalow offering a generous level of accommodation, superb versatility and excellent outdoor space. Located a short walk from the town centre and a range of schooling for all ages, this property offers a perfect choice for growing families, downsizers or buyers looking to adapt their lifestyle for lateral living. Both Whitdale Primary and Whitburn Academy are in easy reach of the property doorstep whilst Whitburn offers a wide selection of everyday amenities to cater for daily needs. The town’s handy central location and easy access to the M8 makes commuting a breeze, with a train station found to the north in neighbouring Armadale and linked by footpath from the town.







Client Comments

"Overwhelmingly we will all be really gutted to move on from here. It's been a brilliant house to bring up our children- with the big rooms and large gardens. As much as we're on the main street and very central for schools etc it's surprisingly very quiet and we have had so many days and evenings out the back as the gardens are so nice and private- and more recently in our garden bar too. We hope whoever buys it goes on to make as many fond memories here as we have."

Description

The accommodation is thoughtfully arranged over a single level and extends to over 1500 sqft, centered around a welcoming entrance hallway and comprises a versatile layout currently set up with 3 well-proportioned double bedrooms all equipped with fitted wardrobes, whilst an elegant dining room has been previously used as a 4th bedroom if required. A spacious living room and an impressive conservatory that overlooks the rear garden offer further rooms for relaxing, entertaining or hosting friends and family gatherings. A recently upgraded fitted kitchen offers a practical and stylish hub for culinary enthusiasts, with a breakfast bar perfect for a morning coffee or quick meal. The family bathroom features a 4 piece suite to help the needs of busy family life or for those who enjoy a long soak in the bath in the evening. A floored attic area offers further storage or conversion potential if desired.

One of the property's most notable attributes is its exceptional external space. A large driveway provides parking for approximately 7 vehicles, making this an outstanding proposition for families or those requiring extensive off-street parking. The generous garden grounds provide considerable privacy and versatility, with ample space for outdoor dining, entertaining and family recreation. The property also benefits from a garage that has been converted to provide a versatile garden room, be it for work, leisure or play with the current set up ready for hosting friends and family members. A further outbuilding is set up as a home gym with equipment that can be negotiated as part of the sale if required.

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 16'6" x 13'6" (5.04m x 4.12m)

Kitchen 12'5" x 9'8" (3.79m x 2.97m)

Dining Room 14'1" x 10'4" (4.31m x 3.15m)

Conservatory 15'7" x 10'4" (4.77m x 3.15m)

Bedroom 1 13'7" x 13'6" (4.15m x 4.12m)

Bedroom 2 13'10" x 11'3" (4.23m x 3.44m)

Bedroom 3 12'1" x 11'3" (3.70m x 3.44m)

Bathroom 8'5" x 7'10" (2.57m x 2.41m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, fridge-freezer and garden room furniture including pool table. Gym equipment in shed can also be negotiated if desired.

Key Info

Home Report Valuation: £350,000
Total Floor Area: 143m2 (1540 ft2)
What3words: ///brass.boot.streetcar
Parking: Driveway
Heating System: Gas
Council Tax: F - £3569.07 per year
EPC: C

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Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

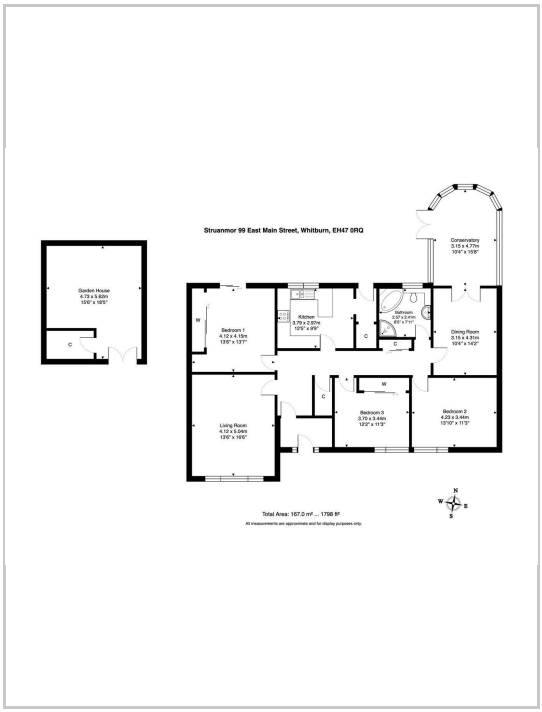
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Area Map



Floor Plans



Energy Efficiency Graph

