



## 12 Raeburn Crescent

Whitburn, EH47 8HQ

Offers over £125,000



Tucked within a popular residential setting that is ideal for a young family, this 2 bedroom semi-detached property in Whitburn is presented to the market with the convenience of no onward chain. Raeburn Crescent lies within the Croftmalloch area of the town and is within minutes of the nearby nursery and primary school to prove especially useful for owners with young children. The location is also within easy reach of the M8 junction at Heartlands Services, offering handy travel throughout the central belt for buyers commuting to the larger towns and cities. Those feeling active can also walk around 2 miles to the north to Armadale train station, which is linked by cycle path from the town. A selection of shops and facilities can be found on-foot from the doorstep also, with an Aldi and Lidl supermarket nearby and much loved Whitburn Community Centre and Blaeberryhill Park also within easy reach.



### Client Comments

"Beautiful, full of character house, with a delightful sunny garden. Ideal for flowers and shrubbery. Lovely neighbours within a quiet and peaceful area. Previous owners have lived here since construction of the property. New roof on the property within the last few years, and new roof on the shed also. Front fence has been done in recent years, as well as painting of the back fence."

### Description

The property itself offers a well-proportioned layout that would be ideal for a couple or young family looking to take their first step onto the market. Fitted with a new roof in recent years, the property enjoys good kerb appeal and boasts a preferred south facing rear garden that will be well enjoyed during the summer months. Internally, there is an open plan living, dining and kitchen area that is an impressive space for everyday living or hosting guests, with the fitted kitchen equipped with a range of appliances included as part of the sale alongside a breakfast bar for daily meals. The bathroom is updated to offer a wet floor shower area as well as a separate bathtub, proving useful for buyers with any mobility difficulties. On the upper level there are 2 similarly sized double bedrooms, both benefiting from fitted wardrobes which offer great everyday storage. A WC has been added to bedroom 2 to provide handy convenience on the upper level. Gas central heating and double glazing throughout offer further practical comfort, with a combi boiler mounted in a cupboard in the living room. Shared parking spaces can be found a short walk from the property, with the town centre found in around 10 minutes walk from the doorstep.

### 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 9'10" x 3'3", 278'10" (3.02m x 1.85m)

Living Room 21'1" x 12'5" (6.45m x 3.80m)

Kitchen 14'3" x 8'7" (4.36m x 2.63m)

Bathroom 9'8" x 5'4" (2.97m x 1.65m)

Upper Hallway 5'4" x 2'10" (1.63m x 0.87m)

Bedroom 1 15'3" x 8'10" (4.67m x 2.70)

Bedroom 2 15'3" x 8'9" (4.65m x 2.68m)

WC 3'5" x 2'6" (1.05m x 0.78m)

### Extras

All blinds, light fittings, floor coverings, Marble electric fireplace, Custom made 'breakfast bar' which matches the granite on the kitchen counters with 4 chairs, Fridge Freezer, Double oven, Integrated dishwasher and Washing Machine included in the sale.

### Key Info

Home Report Valuation: £130,000

Total Floor Area: 80m<sup>2</sup> (865 ft<sup>2</sup>)

What3words: ///propelled.searcher.grading

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: D

### Disclaimer

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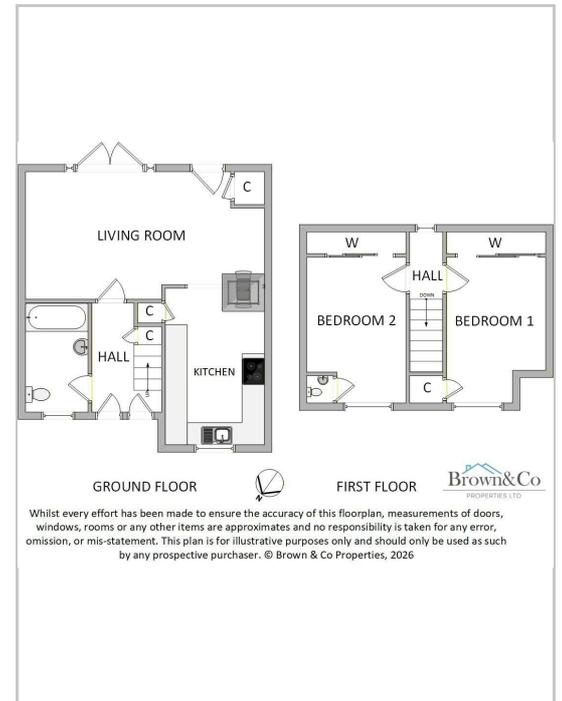
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## Area Map



## Floor Plans



## Energy Efficiency Graph

