



16 Murdostoun Crescent

Harthill, ML7 5SR

Offers over £110,000



CLOSING DATE: THURSDAY 11TH JUNE AT 12 NOON Perfect for those in search of compact, single level accommodation, this rarely available 1 bedroom semi-detached bungalow in Harthill boasts modern interiors, a generous garden and is available as a chain free sale. Located in Murdostoun Crescent close to the centre of the village, the property is a handy base for the local amenities and transport links in the area with easy access to the M8 nearby and within 10 minutes walk of the park and ride bus service to helps those commuting throughout the central belt. Separating Harthill from the larger town of Whitburn to the east is sprawling Polkemmet Country Park, featuring cafe, 9 hole golf course and a children's playpark.



Description

The property itself is ideal for those starting off or looking to downsize, with a footprint ideal for a single buyer or couple. The bedroom features double wardrobes and a dressing room area, whilst access is available to the partly floored attic to provide further storage potential. The spacious main living room is a comfortable space to relax and unwind, with feature fireplace and TV included in the sale. The fitted kitchen at the rear includes a range of wall and base storage cabinets with space for all the essential appliances, whilst a contemporary bathroom comprises a 3 piece suite. Double glazing is available throughout with gas central heating via a combi boiler that was installed in 2021. Externally, the property boasts a generous south facing rear garden, featuring space to extend, build a garage or park cars safely off-street with further parking spaces available at the front of the property. An outbuilding can be used as an office for those working from home, with garden shed perfect for storing tools or outside furniture.

Location

Located in “The Heart Of Scotland”, the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Hallway 5'6" x 4'11" (1.68m x 1.52m)

Living Room 15'5" x 14'0" (4.70m x 4.27m)

Kitchen 12'8" x 7'3" (3.88m x 2.22m)

Bedroom 10'9" x 9'5" (3.29m x 2.88m)

Dressing Room / Study 11'6" x 5'8" (3.52m x 1.75m)

Bathroom 6'11" x 4'9" (2.13m x 1.47m)

Key Info

Home Report Valuation: £110,000

Total Floor Area: 50m2 (540 ft2)

What3words: ///transit.ballpoint.manuals

Parking: Driveway

Heating System: Gas

Council Tax: A - £1471.25 per year

EPC: D

Disclaimer

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.

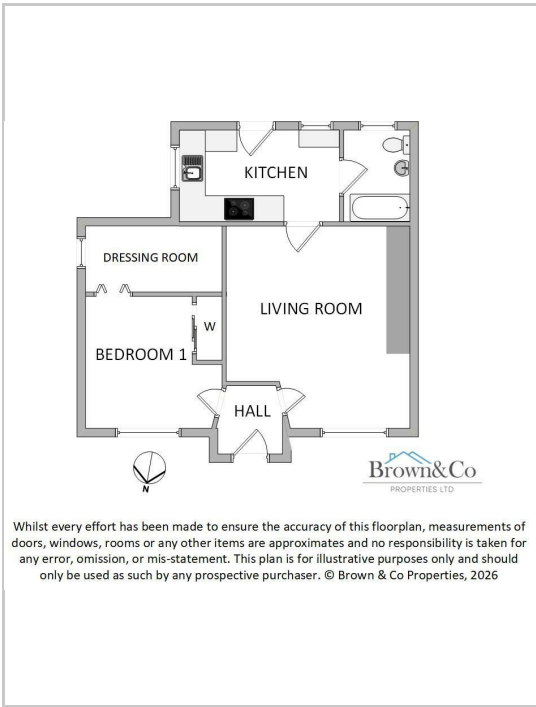
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Area Map



Floor Plans



Energy Efficiency Graph

