



25 Loch Trool Way

Whitburn, EH47 0RN

Offers over £118,000



Presented to the market in turn-key condition throughout and posing an ideal choice for first time buyers or downsizers looking for single level living, this 2 bedroom ground flat in Whitburn is set in an established location that is handy for schooling, transport links and the town centre amenities. Tucked within a quiet cul-de-sac on Loch Trool Way, the property benefits from a driveway at the rear to allow off-street parking, with additional visitor spaces found opposite. A short walk will lead to both Whitdale Primary School and Whitburn Academy, to prove especially handy for those with children or looking after grandchildren. Whitburn enjoys a central position along the M8 corridor, with the property around halfway between junctions 4 and 4a to offer swift travel throughout the region.



Description

The property itself has been carefully and tastefully enhanced by the present owner since purchase and allows the incoming new owner the ability to move in with ease. Two good sized double bedrooms allow space to grow, or offer room to accommodate home working if required. A sizeable main living room is a comfortable space to relax and unwind, whilst a stylish fitted kitchen is equipped with a range of sleek storage cabinets and space for all the essential appliances. A side door is an unusual feature in this style of build, allowing easy access to the gardens and parking area for daily convenience. There is a shower room featuring a contemporary suite and level access enclosure, housing a rainfall mixer shower. Gas central heating and double glazing provide daily practical comfort, with the boiler replaced in 2024 and installed with a 10 year warranty. A large storage cupboard off the hallway is perfect for everyday essentials, with additional cupboard found to bedroom 2. Externally, the property includes a decked terrace to the front, accessed by handy ramp to assist those with mobility needs. A private area to the side is ideal for external storage or sitting out for a morning coffee, whilst the rear includes the driveway and an artificial lawn and patio, perfect for low maintenance and soaking up the best of the sunny weather.

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.

Hallway 11'5" x 4'0" (3.49m x 1.24m)

Living Room 13'6" x 13'1" (4.14m x 3.99m)

Kitchen 13'0" x 10'0" (3.98m x 3.05m)

Bedroom 1 13'5" x 10'7" (4.10m x 3.23m)

Bedroom 2 13'5" x 8'3" (4.10m x 2.53m)

Shower Room 6'5" x 5'3" (1.97m x 1.61m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and the washing machine included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £120,000

Total Floor Area: 65m² (700 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: C

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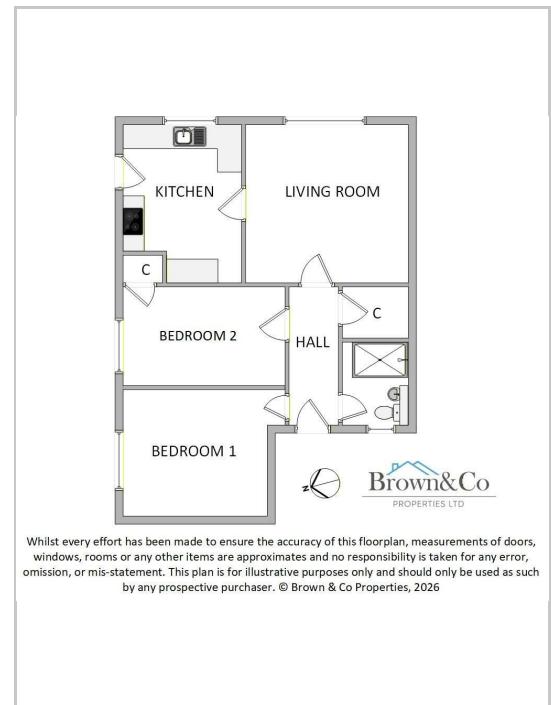
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Area Map



Floor Plans



Energy Efficiency Graph

