



## 80 Armadale Road

Whitburn, EH47 0EY

Offers over £89,000



Set within easy reach of Whitburn town centre and offering accommodation well suited to first time buyers or potential buy to let investors, this 2 bedroom first floor flat is brought to the market with the convenience of no onward chain. Located on Armadale Road just a short walk to the north from Whitburn Cross, this property offers an ideal base for a buyer looking for easy access to transport links, schooling and a range of everyday amenities. An M8 connection at nearby Heartlands Services offers good travel options throughout the central belt, whilst pathways from outside the front of the building link to Armadale train station around 2 miles to the north. The property poses a valuable addition to prospective landlords with strong rental demand in the area and a competitive yield in excess of 11%.



Description

The property itself represents a good choice for couples looking to lay down their mark for their first home. Two double bedrooms are ideal for meeting home working arrangements or for those with a young family, with fitted storage space found to each room. A large attic area provides additional storage potential if desired. A well proportioned living room offers comfortable space to relax and unwind, whilst the fitted kitchen includes a selection of storage cabinets and space for all the essential appliances. The bathroom offers a 3 piece white suite, with a shower mounted above the bath from the mixer taps. Gas central heating and double glazing provide further practical comfort, with a combi boiler installed in 2020. An enclosed garden area can be found to the rear, whilst a shared car park at the rear provides the opportunity for off-street parking, with additional parking found on-street nearby to the front.

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 21'4" x 3'2" (6.52m x 0.99m)
- Living Room 14'7" x 12'0" (4.46m x 3.66m)
- Kitchen 10'11" x 9'4" (3.33m x 2.86m)
- Bedroom 1 12'7" x 10'9" (3.86m x 3.30m)
- Bedroom 2 12'7" x 8'0" (3.85m x 2.45m)
- Bathroom 8'1" x 4'11" (2.48m x 1.51m)

Key Info

Home Report Valuation: £90,000  
Total Floor Area: 66m2 (710 ft2)  
Parking: On-Street & Shared at rear  
Heating System: Gas  
Council Tax: A - £1410.56 per year  
EPC: C

Disclaimer

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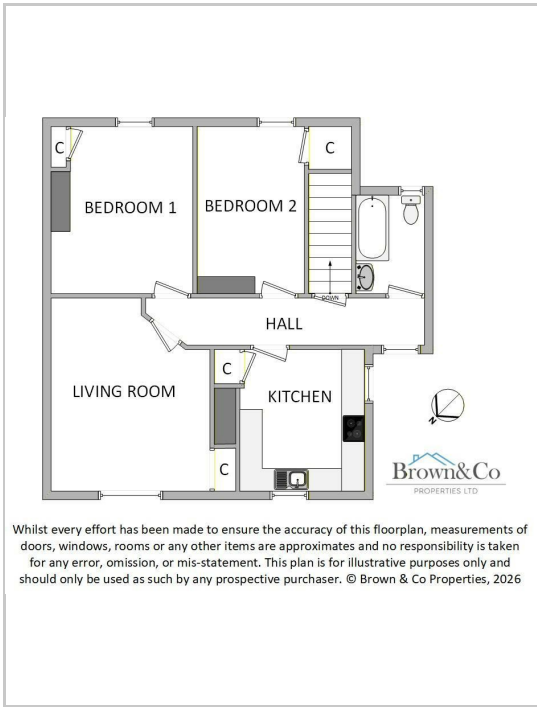
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Area Map



Floor Plans



Energy Efficiency Graph

