



## 7 Armadale Road

Whitburn, EH47 0ET

Offers over £225,000



Set within the heart of Whitburn and offering accommodation that is ideal for buyers in search of single level living, this detached cottage is brought to the market with the convenience of no onward chain. Located slightly north of Whitburn town centre on Armadale Road, Myrtle Cottage is an ideal choice for buyers at varying stage of their journey and benefits from Whitburn's well-connected position for travel throughout the central belt. An M8 junction is within minutes drive of the property, whilst those feeling a little more active can walk 2 miles to the north from right outside the door to reach Armadale train station. Whitburn itself boasts a selection of shops and amenities to cater for daily requirements, with the exciting Heartlands development continuing to add to the variety with a choice of national retailers and food outlets. King George V playpark is around 5 mins walk from the doorstep with playing fields and a children's swing park, whilst at the west of the town is Polkemmet Country Park which is a much loved benefit to the town.





## Description

The property itself is a traditional single level cottage dating to the early 1900's and sits on a spacious plot bursting with potential. A versatile layout provides bedroom space for those with a family, or buyers who need extra living space or home working capabilities. Neutral décor throughout provides a blank canvas for the new owner to lay down their own mark and create a home that blends traditional features with modern life. The modern fitted kitchen includes a handy range of storage units and integrated oven, whilst a contemporary shower room features a spacious enclosure with easy maintenance wet wall panels. Gas central heating and double glazing offer further practical comfort, with the boiler regularly maintained by local service engineer. Externally the property continues to offer good potential, with a large tarmac driveway allowing for excellent off-street parking. A double garage with power and lighting is perfect for further secure parking of prized assets or possible workshop use, whilst the west facing outlook means the garden is bathed in sunshine throughout the day.

## 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 18'8" x 14'3" (5.70m x 4.36m)

Kitchen 12'0" x 9'2" (3.66m x 2.80m)

Conservatory 14'0" x 8'2" (4.28m x 2.49m)

Bedroom 1 14'2" x 12'4" (4.32m x 3.78m)

Bedroom 2 12'7" x 8'11" (3.84m x 2.74m)

TV / Dining Room 8'9" x 8'3" (2.68m x 2.54m)

Shower Room 6'7" x 5'9" (2.02m x 1.76m)

## Key Info

Home Report Valuation: £230,000

Total Floor Area: 91m<sup>2</sup> ( 980 ft<sup>2</sup> )

What3words: ///contour.comments.embellish

Parking: Driveway & Double Garage

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: D

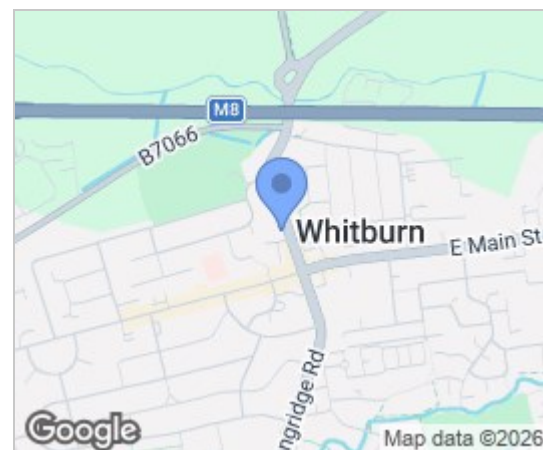
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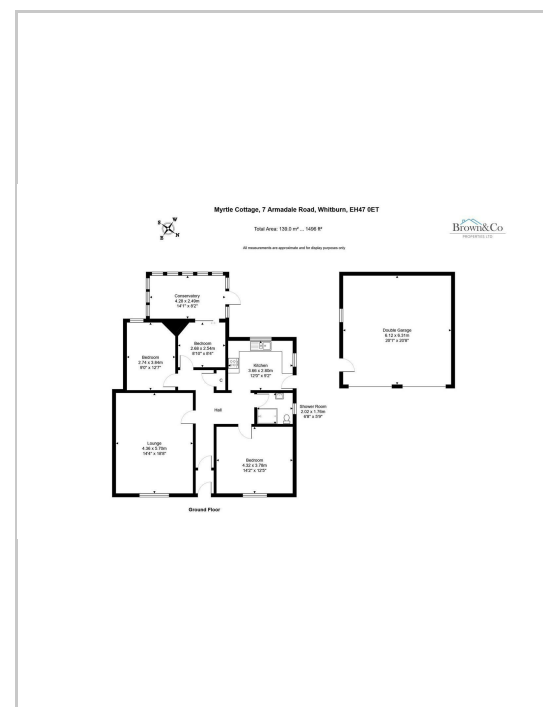
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## Area Map



## Floor Plans



## Energy Efficiency Graph

