



## 65 Polkemmet Road

Whitburn, Bathgate, EH47 0NY

Offers over £145,000



Tucked within an established area of Whitburn that is ideally set for commuters, this 3 bedroom terraced property offers a versatile home well suited to couples or families in search of their first time home. Located slightly off Polkemmet Road overlooking a playing field, the property is within minutes drive of the nearby M8 connection at Heartlands Services, ensuring an equi-distant position for travel to Edinburgh or Glasgow. Similarly the property is a short walk to a selection of nearby primary schools, proving especially useful for those with a young family. A range of shops and facilities can be found at this end of the town, including a recently opened Tesco supermarket and range of food outlets. Whitburn itself offers a further range of shopping and schooling, whilst nearby Polkemmet Country Park is a much loved asset to the town.



Description

The property itself has been adapted to offer a versatile layout for a range of buyer motivations. A spacious living room runs the width of the property, featuring a separate dining area with ground floor shower room that has previously been utilised as a lower level bedroom. The fitted kitchen is equipped with a range of storage cabinets and appliances that will remain as a part of the sale. Upstairs, there are 3 bedrooms that are well suited to cater for family or home working arrangements, with 2 larger doubles and a smaller single that could be a nursery or home office. Fitted storage can be found to bedrooms 1 and 3, with a floored attics including a handy drop down ladder for easy access. The family bathroom features a 3 piece suite and overhead shower, whilst has central heating that includes a recent boiler upgrade and double glazing throughout provide further practical comfort. The property enjoys enclosed gardens with an open outlook to the front whilst the rear is slabbed with a raised decked terrace for enjoying alfresco dining and entertaining. Parking can be found via a range of shared spaces to the side, whilst there are nearby lockups rentable for an additional charge subject to availability.

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 20'9" x 9'5" (6.34m x 2.89m)
- Kitchen 10'7" x 8'4" (3.25m x 2.56m)
- Dining Room 8'4" x 7'9" (2.56m x 2.38m)
- Shower Room 8'3" x 2'5" (2.54m x 0.74m)
- Upper Hallway 6'3" x 5'10" (1.91m x 1.79m)
- Bedroom 1 14'11" x 8'8" (4.55m x 2.65m)
- Bedroom 2 14'10" x 9'3" (4.54m x 2.82m)
- Bedroom 3 7'10" x 6'3" (2.39m x 1.93m)
- Bathroom 6'5" x 5'6" (1.97m x 1.69m)

Key Info

Home Report Valuation: £150,000  
Total Floor Area: 68m2 (732 ft2)  
What3words: /// woods.redefined.follow  
Parking: On street  
Heating System: Gas  
Council Tax: B - £1773.00 per year  
EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

