



7 Bickerton Terrace

Whitburn, EH47 8HR

Offers over £129,000



Set within a quiet residential setting and tucked back from the roadside for added privacy, this well cared for 3 bedroom end-terraced home on Bickerton Terrace in Whitburn offers an excellent opportunity for buyers seeking a property to put down roots. Having been a much loved family residence for over 30 years, the property is ideally positioned close to a range of local primary schools, making it a particularly appealing choice for young families. Travel throughout the wider region is well catered for via nearby access to the M8 motorway, whilst a handy selection of shops and facilities can be found within the town itself.



Client Comments

"This has been a good family home for the past 35 years, great neighbours in a quite area of Whitburn. Spacious rooms throughout with a split level arched living-room. Much enjoyed sun trap rear garden."

Description

Internally, the accommodation is well maintained and offers comfortable living across 2 levels. The main reception room is bright and welcoming, with a spacious layout that easily accommodates everyday living. A feature archway leads through to a raised dining area, creating a sociable flow of space that is well suited to family life or hosting guests. The kitchen is fitted with a range of storage units and space for all the essential appliances, with direct access to the rear garden adding further practicality. On the upper level, 3 double bedrooms provide flexible accommodation, meeting family or home working requirements. The bathroom is fitted with a 4 piece suite, including a separate shower enclosure and corner bathtub, offering both style and functionality.

The property enjoys enclosed garden grounds to both the front and rear. The front garden provides a neat approach to the home, whilst the rear garden has been thoughtfully arranged for ease of maintenance, featuring a slabbed patio area and extensive stone chippings. This creates an ideal space for outdoor seating and entertaining, with secure fencing offering a safe environment for children or pets. Further benefits include gas central heating and double glazing throughout, ensuring comfort all year round whilst fibre was connected this year to aid those who work from home. While there is no dedicated parking, a range of shared spaces can be found in short walking distance and the position helps create a quieter living environment away from passing traffic.

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 / Dining Room 23'1" x 11'0" (7.05m x 3.36m)

Kitchen 11'8" x 10'7" (3.58m x 3.25m)

Bedroom 1 11'2" x 10'9" (3.41m x 3.28m)

Bedroom 2 10'9" x 10'9" (3.29m x 3.28m)

Bedroom 3 11'2" x 8'9" (3.41m x 2.68m)

Bathroom 13'1" x 4'6" (3.99m x 1.38m)

Extras

Included in the sale will be cooker and hob, table and four chairs, fridge freezer, washer dryer, light fittings, curtains, curtain poles, garden shed, garden ornaments, garden hose, tv aerial, floor coverings, rotary airer, fitted vertical blinds, 2x white garden chairs, outside hose, bathroom cabinet, coffee table, fire place and living room sofa.

Key Info

Home Report Valuation: £130,000

Total Floor Area: 94m² (1010 ft²)

What3words: ///syndicate.deal.newly

Parking: On-Street

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

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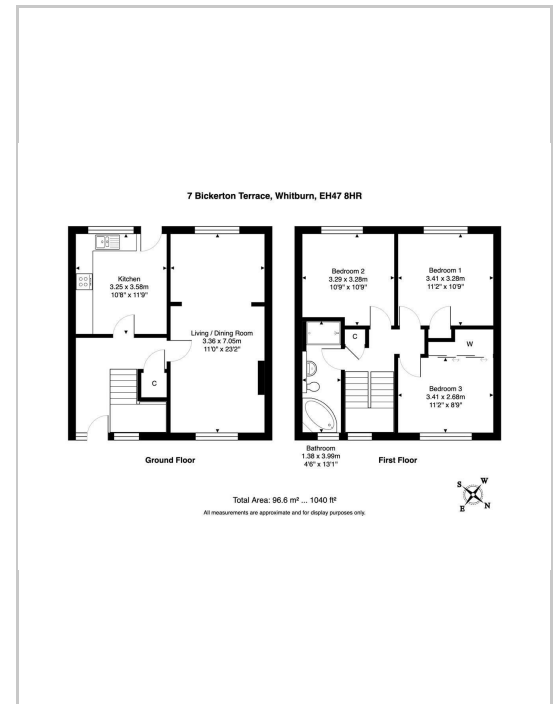
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Area Map



Floor Plans



Energy Efficiency Graph

