



## 1 Briar Gardens

Whitburn, EH47 8LT

Fixed Price £125,000



Quietly set within a popular part of Whitburn, this extended two bedroom semi-detached property offers good potential for first time buyers or downsizers looking to future-proof their accommodation. Briar Gardens is a small lane of only a handful of properties, but is well served by pathways that lead throughout the area for access to a choice of schooling and the town centre amenities. Those traveling throughout the central belt for work will benefit from a connection to the M8 motorway, whilst Armadale train station can be found in short driving distance.



## Description

The property benefits from a single storey extension at the rear, providing a dining room with large walk-in storage cupboard. This could be easily utilised as a third bedroom with adjacent shower room, with plumbing available in the store to help aid a conversion. The spacious main living room offers ample space to relax and entertain, with a fitted kitchen providing a range of storage cabinets alongside space for all the essential appliances. The upper level houses the two double bedrooms, both enjoying the addition of fitted wardrobes to offer good everyday storage space. The bathroom comprises a three piece suite with mixer shower mounted over the bath. Gas central heating and double glazing throughout are additional practical features. The property enjoys enclosed gardens to the front and rear with sheds at the rear ideal for outside storage or adapting to suit home working needs. A car park at the side of the property offers a selection of unrestricted parking spaces.

## 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.

**Entrance Hall 4'3" x 4'3" (1.30m x 1.30m)**

**Living Room 18'6" x 16'10" (5.64m x 5.14m)**

**Kitchen 10'1" x 9'9" (3.08m x 2.98m)**

**Dining Room 11'1" x 11'0" (3.38m x 3.37m)**

**Upper Hall 7'4" x 6'1" (2.26m x 1.87m)**

**Bedroom 1 16'6" x 9'1" (5.04m x 2.78m)**

**Bedroom 2 11'5" x 9'3" (3.48m x 2.83m)**

**Bathroom 6'0" x 5'5" (1.83m x 1.66m)**

## Key Info

Home Report Valuation: £130,000

Total Floor Area: 86m<sup>2</sup> (925 ft<sup>2</sup>)

Heating System: Gas

Council Tax: B - £1472.53 per year

EPC: D

\*\*Please note this property is non-traditional timber frame construction and is therefore restricted for mortgage lending. Please ensure you check into this prior to arranging a viewing – our mortgage advisor can assist if required\*\*

## Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

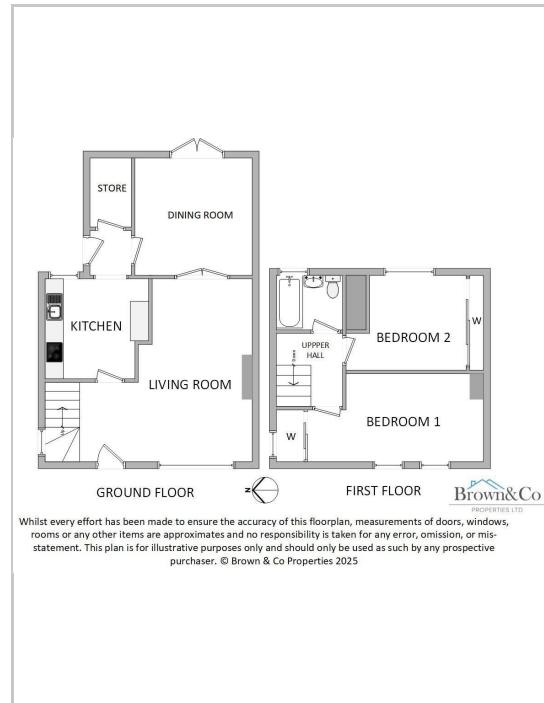
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## Area Map



## Floor Plans



## Energy Efficiency Graph

