



10 Bickerton Terrace

Whitburn, EH47 8HS

Offers over £124,000



Offering sizeable accommodation within a family friendly location, this chain-free 3 bedroom end terraced property in Whitburn provides good potential for those moving up or down the property ladder. Located in the established Croftmalloch neighbourhood of the town on Bickerton Terrace, this deceptively spacious home provides a good base for a growing young family, with a nearby choice of nursery and primary schooling easily accessible on foot. Further travel in and around the wider region is well catered for via a nearby M8 motorway junction, whilst a range of shopping, food outlets and recreational pursuits are on offer within the town itself.



Description

The property has been a much loved family home and is ready for the incoming new owner to lay down their own mark. Generous sizes throughout includes a large living room that spans front to rear, offering ample space to relax and unwind or cater for everyday family meals. Three double bedrooms are ample for those with or planning to start a family, with the bathroom adapted to include a separate shower cubicle. The fitted kitchen includes a range of wall and base storage cabinets with further space to reconfigure if desired. Gas central heating and double glazing are additional practical comforts, with good storage space on offer on both levels. An enclosed, west facing rear garden is a particular suntrap during the summer weather and alongside the front garden is laid with artificial turf to allow easy maintenance. Shared parking spaces can also be found a short walk from the property doorstep, with pathways easily linking to the nearby amenities.

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.

Lower Hallway 11'0" x 10'9" (3.37m x 3.29m)

Living Room 23'0" x 11'0" (7.03m x 3.36m)

Kitchen 11'9" x 10'9" (3.59m x 3.28m)

Upper Hallway 8'10" x 5'3" (2.71m x 1.62m)

Bedroom 1 10'9" x 10'8" (3.28m x 3.26m)

Bedroom 2 11'2" x 10'9" (3.41m x 3.29m)

Bedroom 3 11'1" x 10'4" (3.40m x 3.16m)

Bathroom 10'3" x 4'7" (3.13m x 1.41m)

Key Info

Home Report Valuation: £125,000

Total Floor Area: 96m² (1035 ft²)

Construction Type: Crosswall

Parking: On-Street

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

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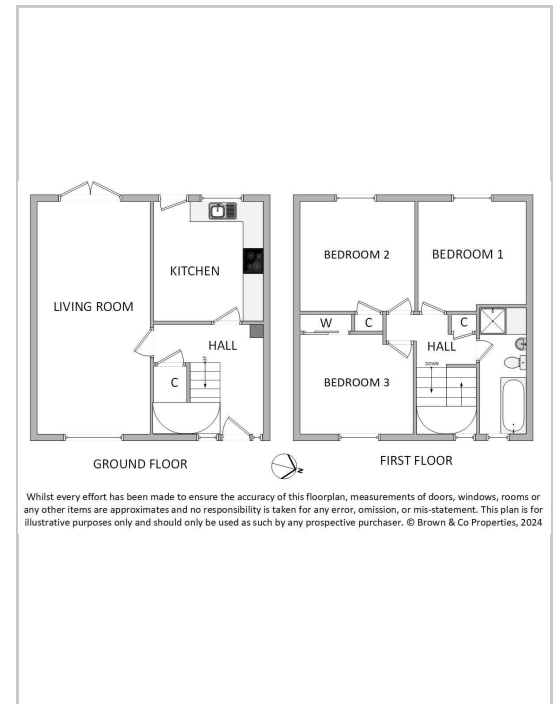
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Area Map



Floor Plans



Energy Efficiency Graph

