



## 45 Victoria Road

Harthill, ML7 5QF

Offers over £118,000



Offering a spacious first time home that would be ideal for a growing family, this chain-free 3 bedroom terraced property enjoys a convenient location within the central belt in the village of Harthill. Set a short walk back from the Main Street on Victoria Road, the property is handy for a nearby primary school, health centre and selection of other local shops and amenities. Travel throughout the wider region is well catered for with a connection to the M8 motorway found in short driving distance, whilst a park and ride shuttle bus service is available from Harthill Services. The larger neighbouring towns of Whitburn and Shotts provide a more comprehensive level of amenities and schooling.



### Client Comments

"This has been a perfect family home for children and grand-children for many happy years."

### Description

The property itself has been long enjoyed within the vendor's family and is ready for the incoming new owner to lay down a mark for their own family home. Well proportioned room sizes throughout includes a good sized main living room, with fresh carpet flooring and tasteful neutral décor. The spacious kitchen spans the rear of the property and includes a range of wall and base storage cabinets and ample space for accommodating everyday dining. On the upper level are the 3 bedrooms, offering ample space for family or home working arrangements. Fitted wardrobes can be found to bedrooms 2 and 3, with further storage or conversion potential found within the attic area which includes a handy loft ladder installed. The shower room comprises a 3 piece suite with large enclosure and mixer shower, but could easily be reverted to include a bath if preferred. Gas central heating and double glazing offer further practical comforts, whilst the front garden area has been laid to mono-block paving to allow off-street parking. The enclosed, south facing rear garden is a wonderful space for all the family to enjoy and is a particular suntrap during the sunny weather.

### Location

Located in "The Heart Of Scotland", the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Lower Hallway 13'5" x 6'8" (4.09m x 2.04m)

Living Room 14'6" x 13'3" (4.43m x 4.05m)

Kitchen 20'4" x 8'9" (6.21m x 2.69m )

Upper Hallway 10'4" x 6'7" (3.15m x 2.03m)

Bedroom 1 13'2" x 9'3" (4.03m x 2.83m)

Bedroom 2 13'4" x 8'10" (4.07m x 2.70m)

Bedroom 3 10'0" x 8'3" (3.07m x 2.54m)

Shower Room 6'10" x 5'6" (2.09m x 1.70m)

### Key Info

Home Report Valuation: £120,000

Total Floor Area: 88m<sup>2</sup> (950 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: A - £1244.78 per year

EPC: C

### Disclaimer

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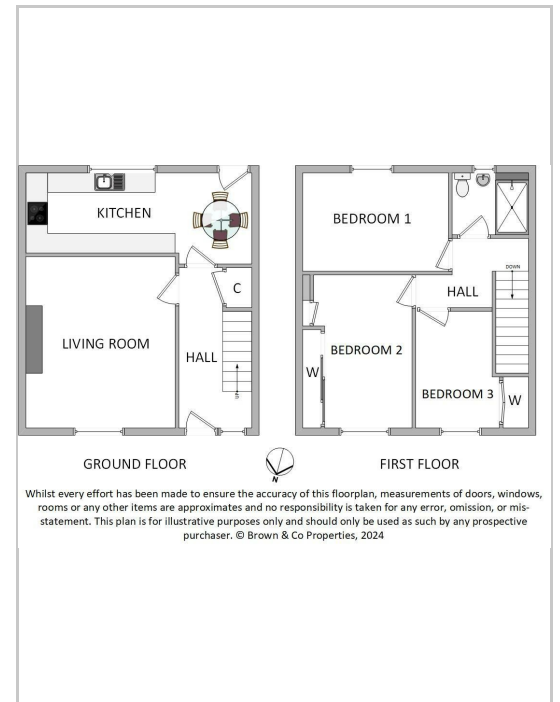
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## Area Map



## Floor Plans



## Energy Efficiency Graph

