



29 Baillie Avenue

Greenrigg, Harthill, ML7 5SY

Offers over £147,000



Enjoying a peaceful cul-de-sac setting within this highly sought-after development, this 2 bedroom semi-detached property offers a wonderful choice to first time buyers and downsizers alike. Baillie Avenue is a popular development within the village of Greenrigg that enjoys a handy position along the M8 corridor to offer convenient and easy access to the larger towns and cities of the central belt. A selection of amenities can be found locally, with nearby Whitburn and Bathgate providing a wider range of shopping and recreational opportunities.



Description

The property itself is neatly presented throughout and with no onward chain, allowing buyers the ideal opportunity to lay down their mark for a first or forever home. The accommodation comprises a good sized main living room for comfortable everyday relaxing, a fitted kitchen with a range of wall and base storage units, 2 bedrooms that are ideal for couples or those with a young family and a contemporary shower-room with a 3 piece suite. Gas central heating and double glazing are further practical comforts whilst wardrobes to the larger bedroom and a cupboard to the hallway allow for storage of everyday essentials. Externally the immaculately presented plot enjoys a monobloc driveway to offer ample off-street parking space, with a garage at the rear providing further parking and storage potential. The low maintenance rear enjoys a decked terrace for enjoying the evening sunshine whilst a timber outbuilding offers use as a workshop or summer house.

Location

The village of Greenrigg is well located for the commuter, with access to the M8 motorway and Harthill Services also offering a reliable park and ride service, providing regular bus journeys both east and west. Train stations in nearby Shotts and Armadale offer additional commuting options. Nearby Harthill caters for everyday needs, with a selection of shops and a chemist. Schooling is well catered for in the area via primary schools in Greenrigg and Harthill, with a secondary school in Whitburn. Within walking distance is Polkemmet Country Park, which offers fantastic grounds for walking, a golf course and a children's play park. A more comprehensive range of services can be found in Bathgate and Livingston.

Hallway 10'11" x 3'5" (3.34m x 1.05m)

Living Room 14'0" x 9'11" (4.28m x 3.04m)

Kitchen 7'5" x 7'2" (2.27m x 2.20m)

Shower Room 7'4" x 6'4" (2.24m x 1.94m)

Bedroom 1 9'11" x 9'10" (3.04m x 3.02m)

Bedroom 2 9'10" x 7'5" (3.02m x 2.28m)

Key Info

Home Report Valuation: £150,000

Total Floor Area: 48m² (520 ft²)

Parking: Driveway & Garage

Heating System: Gas

Factor Fee: £20 per quarter (approx.)

Council Tax: C - £1722.09 per year

EPC: C

Disclaimer

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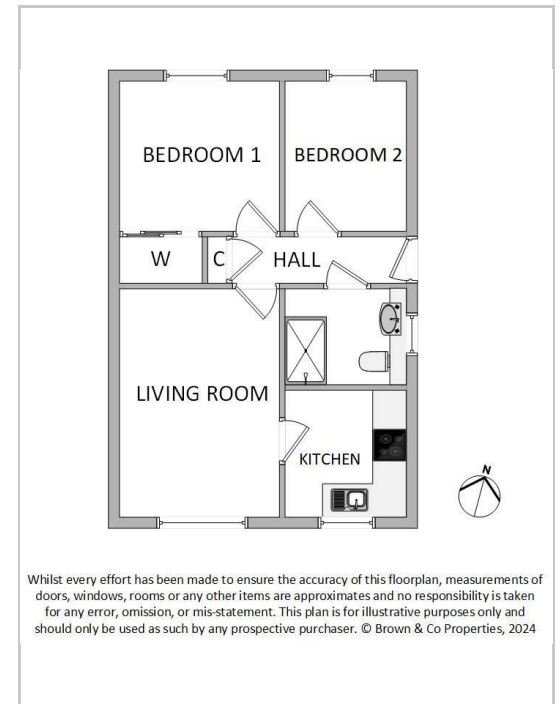
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Area Map



Floor Plans



Energy Efficiency Graph

