



41 Lomond Crescent

Whitburn, EH47 0EG

Fixed Price £145,000



Located within a sought after and established street that is tucked close to Whitburn town centre, this 2 bedroom semi-detached property offers a wonderful choice for buyers in search of their first time home. Lomond Crescent is a short walk from the everyday shops and amenities that the town has to offer and is similarly within easy reach of a choice of schooling for all ages, proving particularly useful for young families. Convenient transport links in the area include a nearby junction to the M8 motorway, with Whitburn serving as the halfway point between Edinburgh and Glasgow to suit commuting professionals. A train station can be found in Armadale two miles to the north, with a cycle path linking the 2 communities and providing an additional travel option.



Description

The property itself is presented in ready move-in condition throughout with a size sure to appeal to couples or those with a child. Two double bedrooms both enjoy the addition of fitted wardrobes to offer excellent storage space, with a further cupboard in the kitchen and partially floored attic area providing a storage option of everyday essentials. The good sized main living room is the ideal space to unwind after a busy day, whilst the contemporary fitted kitchen is equipped with a range of sleek storage cabinets alongside integrated appliances that will remain as a part of the sale. A shower room comprises a 3 piece white suite, with a rainfall mixer shower included within a level access enclosure. Gas central heating and double glazing are further key highlights, with the combi boiler installed in 2022 and similarly a full re-wire carried out in 2022 also. Externally, the property benefits from the addition of an insulated garden room to the side, equipped with power to offer a multi-purpose space for work or entertainment. The west facing rear garden is a sun-trap during the summer months and features the shell of a summer house that could be taken further by the new owner for a variety of uses.

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.

Porch 5'8" x 5'0" (1.75m x 1.53m)

Lower Hallway 4'9" x 4'0" (1.45m x 1.24m)

Living Room 14'6" x 13'3" (4.43m x 4.06m)

Kitchen 16'5" x 7'1" (5.02m x 2.16m)

Upper Hallway 6'0" x 5'11" (1.85m x 1.81m)

Bedroom 1 11'2" x 10'0" (3.41m x 3.07m)

Bedroom 2 10'2" x 9'8" (3.10m x 2.97m)

Shower Room 5'10" x 5'5" (1.78m x 1.67m)

Garden Room 13'5" x 6'11" (4.10m x 2.11m)

Key Info

Home Report Valuation: £145,000

Total Floor Area: 67m² (720 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

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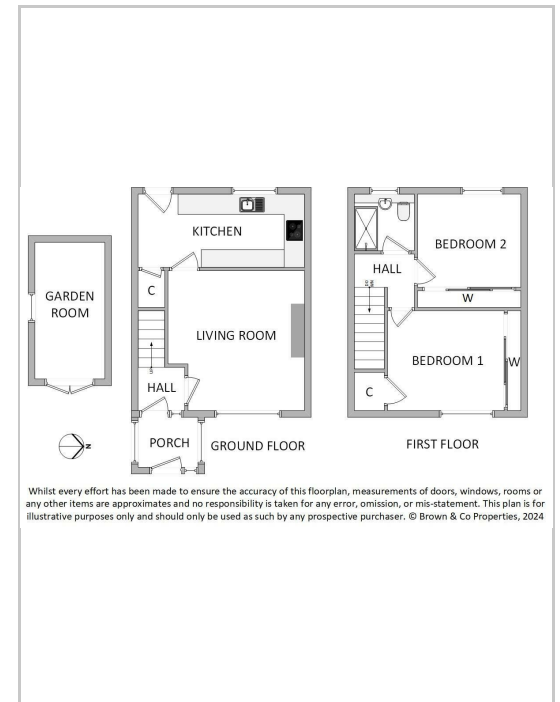
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Area Map



Floor Plans



Energy Efficiency Graph

