



## 6 Park Lane

Whitburn, EH47 8NJ

Offers over £97,000



Set within a rarely available area of Whitburn that is handy for use of the nearby amenities, this 2 bedroom semi-detached property offers good potential for a range of buyer requirements. Park Lane sits just off East Main Street and is a short walk to the town centre, where a range of shops and facilities perfectly cater for everyday needs. Those with a family will benefit from a choice of schooling for all ages in the area, with both a primary and secondary school found within minutes walking distance. Whitburn is the ideal base for commuting professionals and enjoys a central position along the M8 corridor, with junctions found at both the east and west of the town. The area has seen a surge in appeal in recent years down to the major Heartlands development, transforming former mining ground into housing and commercial opportunities with a number of national brands already on site.



## Description

The property itself has been a long enjoyed family home and is offered to the market as a chain free sale, thus allowing quick entry for the prospective new owner. Requiring upgrading throughout, this is reflected in the attractive price with good scope for the buyer to add value and create a home suiting their own tastes. Two double bedrooms both enjoy fitted wardrobes, whilst a living room is a comfortable space to relax and unwind. The kitchen is a good size to customise and develop, with an adjacent pantry store ideal for converting into a utility room. A wet floor shower room is installed to the ground floor, but a large cupboard next to this offers space to expand and provide a larger bathroom. Garden grounds are to the front and rear, with parking spaces found to the side at Townhead Gardens or from a car park at the rear of Park Lane.

## 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 11'10" x 6'2" (3.61m x 1.88m)

Living Room 17'11" x 10'4" (5.47m x 3.16m)

Kitchen 11'11" x 10'11" (3.65m x 3.35m)

Shower Room 6'8" x 5'6" (2.04m x 1.68m)

Upper Hallway 4'10" x 2'10" (1.49m x 0.87m)

Bedroom 1 11'1" x 10'6" (3.38m x 3.22m)

Bedroom 2 13'5" x 8'9" (4.10m x 2.68m)

## Key Info

Home Report Valuation: £100,000

Total Floor Area: 80m<sup>2</sup> (860 ft<sup>2</sup>)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

## 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 independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

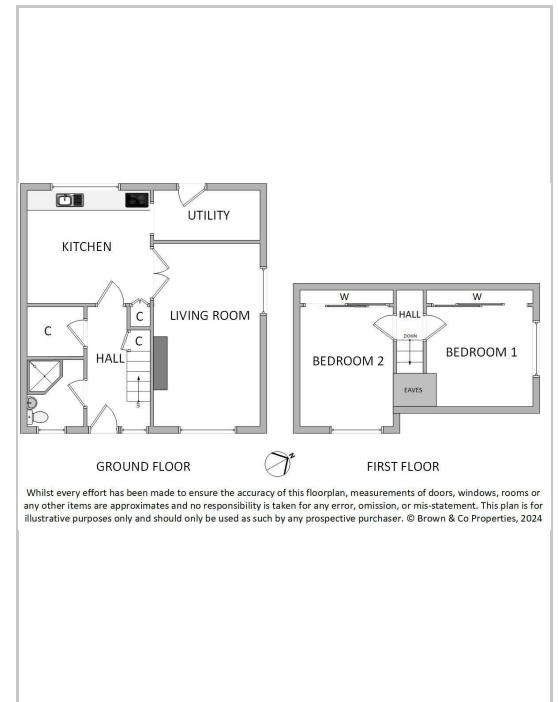
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## Area Map



## Floor Plans



## Energy Efficiency Graph

