



2 Hunter Grove

Whitburn, EH47 0NN

Offers over £139,995



Set within an established family friendly area at the west of Whitburn, this extended semi-detached property offers something to suit buyers of all ages. Hunter Grove is a quiet location that is within easy walking distance of a choice of primary schools, proving especially handy for those with a young family. Good nearby walking routes link throughout the town and towards nearby Polkemmet Park, which is a much loved estate within the town for all to enjoy. The property is also a short drive from M8 junction 4a at Heartlands, offering equi-distant travel to Edinburgh and Glasgow to ideally suit commuting professionals. A range of shops and services can be found in the town, whilst the exciting Heartlands development continues to grow and bring national brands to the area.



Description

The property itself has been extended from its original layout, offering a ground floor bedroom with en-suite shower room at the rear, perfectly assisting a buyer with mobility requirements or looking to provide a room for a teenager to enjoy. The original build houses 2 further double bedrooms, with fitted storage available to the larger front room. The attic area has also been floored to offer further storage or conversion potential, with similar properties in the vicinity already utilising this space for further accommodation. Elsewhere there is a comfortable main living room, fitted kitchen with appliances included and a family bathroom with a 3 piece white suite. Gas central heating and double glazing are further practical features, with a porch also added at the front. Some cosmetic upgrading would be anticipated throughout, but this property offers a generous footprint for families of varying age and size to put down their own mark. The gardens are fully enclosed and laid to monoblock and slabbed paving at the front and rear, with the south-west facing rear garden an ideal spot for making the most of the sunny weather.

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 Polkmet 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 6'6" x 4'2" (2.00m x 1.29m)

Entrance Hall 8'0" x 6'2" (2.45m x 1.88m)

Living Room 14'7" x 11'4" (4.47m x 3.47m)

Kitchen 14'6" x 9'6" (4.42m x 2.91m)

Rear Hallway 19'4" x 3'3" (5.91m x 1.00m)

Bedroom 3 13'1" x 10'4" (4.00m x 3.16m)

En Suite 7'10" x 6'3" (2.41m x 1.91m)

Upper Hallway 6'3" x 4'11" (1.91m x 1.52m)

Bedroom 1 14'7" x 10'6" (4.45m x 3.21m)

Bedroom 2 11'4" x 11'1" (3.47m x 3.39m)

Bathroom 6'2" x 5'9" (1.89m x 1.76m)

Key Info

Home Report Valuation: £145,000

Total Floor Area: 98m2 (1055 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: D

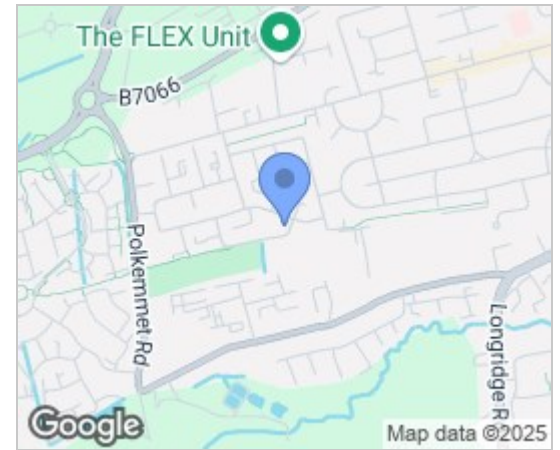
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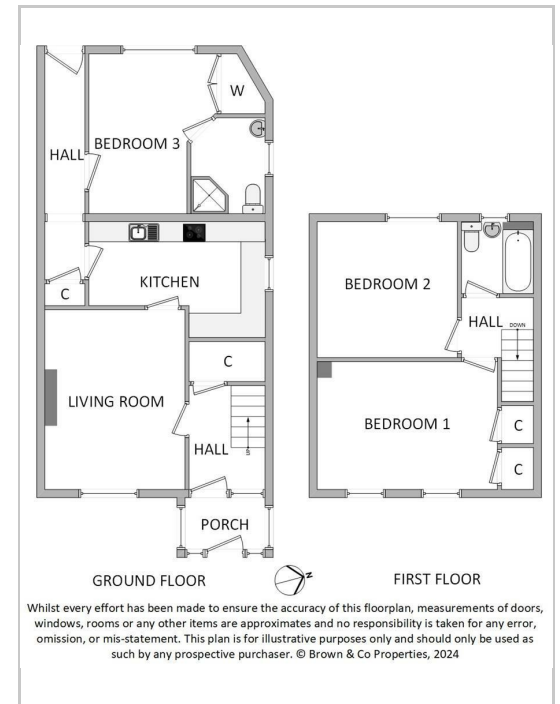
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Area Map



Floor Plans



Energy Efficiency Graph

