



## 35 Baillie Avenue

Greenrigg, ML7 5SY

Offers over £295,000



Brown & Co Properties are delighted to present to the market this stunning family home, nestled within the much sought after Baillie Avenue development in the village of Greenrigg. This versatile detached property offers something to suit buyers of all ages and needs, with a location that is ideal for commuting professionals owing to the close proximity to the M8 motorway. Greenrigg lies on the very western edge of West Lothian, dovetailing with neighbouring Harthill where a selection of local amenities can be found. A well regarded primary school serves the local community, with secondary schooling a short bus ride away in Whitburn where a further range of shopping and recreational pursuits can be found. Sprawling Polkemmet Park is a wonderful family attraction, with play park, 9 hole golf course and excellent walking routes found within minutes walking distance of the street. A play park within Baillie Avenue is an additional space for children to enjoy.



### Client Comments

"Baillie Avenue is a family friendly street with friendly and welcoming neighbours. It feels private and quiet but also has a good neighbourhood community. We have loved our time there."

### Description

Carefully and extensively refurbished in recent years, the home is a true showstopper from the minute you enter and is ready for the incoming new owner to move-in with ease. Comprising over 1350 sqft of generous accommodation, this 1 and a half storey is a deceptively spacious style that offers versatility for buyers of different needs. Two impressive double bedrooms with excellent wardrobe space are to the upper level, with en-suite bathroom found to the master bedroom at the front. The ground floor level offers 2 further double bedrooms, 1 of which is currently utilised as a sitting room for a cosy additional living space to compliment the existing living room. A dining room and kitchen run open plan across the rear of the property, perfectly hosting everyday family meals or entertaining friends. The kitchen features a range of sleek storage cabinets and integrated appliances with cupboard housing the gas fired boiler which has been serviced on an annual basis. A contemporary shower-room can also be found on the lower level, comprising stunning suite and level access mixer shower to perfectly aid those with mobility difficulties. Full of style and sophistication throughout, the property must be viewed to be fully appreciated. Externally the property enjoys a preferred south facing garden to the rear, beautifully landscaped to offer privacy and maximum enjoyment of the sunny weather. The former garage has been divided to form storage at the front, whilst the rear offers an entertainment space for all the family to enjoy. A driveway at the side provides off-street parking for a handful of cars.

### 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.

Living Room 15'0" x 12'10" (4.58m x 3.92m)

Kitchen 12'10" x 10'2" (3.92m x 3.12m)

Dining Room 11'0" x 10'2" (3.37m x 3.12m)

Bedroom 1 15'7" x 11'6" (4.75m x 3.51m)

En Suite 5'9" x 5'7" (1.76m x 1.72m)

Bedroom 2 13'1" x 11'6" (4.00m x 3.51m)

Bedroom 3 11'8" x 11'0" (3.57m x 3.37m)

Bedroom 4 12'6" x 8'11" (3.82m x 2.74m)

Shower Room 7'0" x 5'7" (2.15m x 1.71m)

Garage Room 15'7" x 10'2" (4.75m x 3.10m)

### Extras

All blinds, integrated appliances and floor coverings included. Some of light fittings will be removed but replaced with standard fittings. Other items by separate negotiation.

### Key Info

Home Report Valuation: £300,000

Total Floor Area: 126m<sup>2</sup> (1350 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Factor Fee: £28 per quarter

Council Tax: E - £2495.38 per year

EPC: C

### 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.

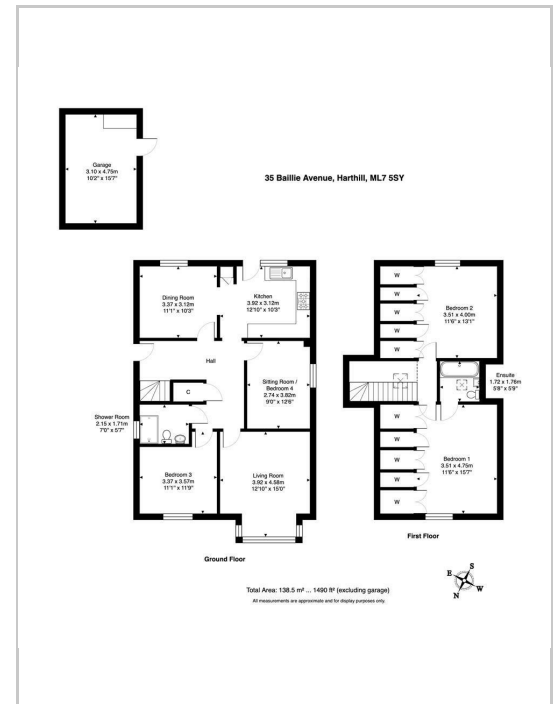
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## Area Map



## Floor Plans



## Energy Efficiency Graph

