



9 Burnbrae Road

Stoneyburn, EH47 8DF

Offers over £133,000



Offering a good choice to first time buyers entering the property market, this 3 bedroom terraced property in Stoneyburn would be a great choice for a growing young family. Located on Burnbrae Road, the property is within easy reach of a choice of primary schools in the village, with shuttle bus service for secondary schools in neighbouring towns. Local amenities include a convenience store, fast food outlets and a bowling club, whilst the larger towns of Bathgate and Livingston are each within 10 minutes drive and offering a wider range of shopping and recreational opportunities. Commuters will enjoy a range of nearby transport links by road and rail, offering easy travel throughout the central belt.



Client Comments

"This is a really quiet area with good neighbours who have all lived there for a while. Great schools are within walking distance and the house is close to scenic walking routes."

Description

The property itself offers almost 1000 sqft of accommodation that is sure to appeal to those with or planning to have children. Three good sized bedrooms all offer fitted storage options, with further good storage space available on both levels to more than meet everyday requirements. The spacious main living area is an ideal space to relax with the family, whilst the fitted kitchen will include the appliances as a part of the sale and offers space to accommodate daily meals. A recently updated shower-room includes a contemporary 3 piece suite with rainfall mixer shower available within the generous enclosure. Gas central heating and double glazing throughout provide further practical comfort, with the windows and doors at ground floor level upgraded in 2020. Enclosed gardens to both the front and rear are perfect for the family to enjoy, with parking spaces found on-street at the front and rear, alongside nearby local authority lockups that can be rented subject to availability.

Location

Stoneyburn is a village located approx five miles west of Livingston and centrally positioned between Edinburgh and Glasgow, with good transport links available to provide access to all three. Within the village everyday services include local shops, a community centre, football team Stoneyburn Juniors and a bowling club. Two primary schools are available with secondary school catchment covered from Whitburn and Blackburn. A wider range of shopping and recreational facilities can be sought in nearby Bathgate or Livingston.

Living Room 16'10" x 12'3" (5.14m x 3.75m)

Kitchen 12'3" x 10'5" (3.75m x 3.20m)

Bedroom 1 12'3" x 9'0" (3.74m x 2.76m)

Bedroom 2 12'6" x 9'0" (3.82m x 2.76m)

Bedroom 3 8'5" x 8'4" (2.59m x 2.56m)

Shower Room 6'3" x 5'6" (1.91m x 1.70m)

Extras

All blinds, light fittings, floor coverings, kitchen appliances and the kitchen table & chairs included within the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £135,000

Total Floor Area: 87m² (940 ft²)

Construction Type: Non-Traditional Crosswall

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.

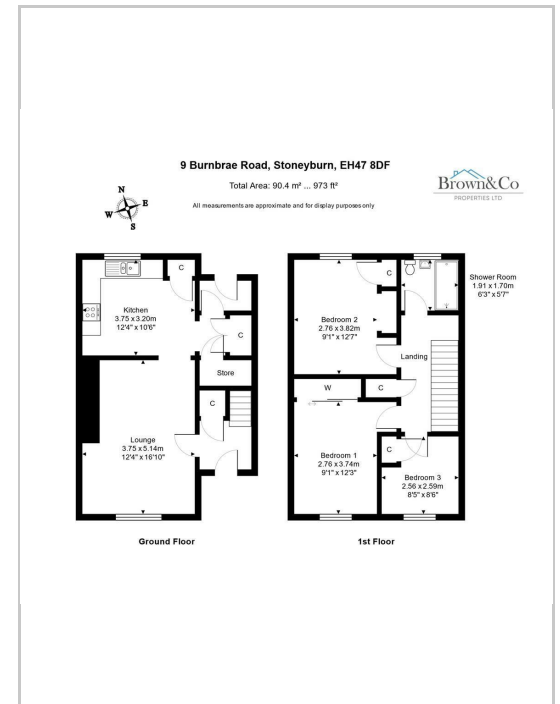
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Area Map



Floor Plans



Energy Efficiency Graph

