



51 Murraysgate Crescent

Whitburn, EH47 0QJ

Offers over £195,000



We welcome to the market this fully refurbished, extended 3 bedroom semi that is located within popular Murraysgate Crescent in Whitburn and poses a wonderful choice for buyers in search of their next family home. The location forms part of an established and much loved area of the town where property seldom comes to the market and is an ideal base for families looking to be close to the transport links. A choice of schooling for all ages can easily be found in short walking distance from the property doorstep, whilst commuters will enjoy easy access to the M8 via junction 4a at Heartlands. Whitburn itself is an ever-evolving community that offers something for all to enjoy and features a traditional Main Street with a handy selection of everyday facilities, whilst the exciting Heartlands development continues to pull in major national food outlets and retailers.



Description

With a careful eye to detail throughout, the home is offered to the market in true walk-in condition having undergone an extensive renovation within the previous 2 years. Comprising almost 1200 sqft of accommodation, the property benefits from an extension to the rear where a stunning kitchen and living area has been created that is the ideal space to cook, relax and entertain. An open archway seamlessly leads into a dining room and further living space, providing space for all the family to enjoy. A contemporary 4 piece bathroom is to the ground floor, equipped with impressive level access shower and oval bathrtub. A little creativity has adapted a cupboard off the upper landing to provide a WC, offering convenience for both levels of the home. The 3 double bedrooms are all at first floor level and offer space for a family to grow or to meet home working arrangements, with fitted wardrobes found to bedroom 1. A floored attic allows storage or future conversion potential if desired. The property is further enhanced by a full re-wire of the electrics, new gas fired heating system and full new double glazed windows and doors. The exterior harling has been renewed as has the render to the boundary wall, offering a sharp and crisp finish outside. The good sized corner plot includes a driveway and detached garage, with remote controlled garage door. The west facing rear features a slabbed patio and lawn, perfect for enjoying the best 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 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.

Living Room 14'2" x 12'2" (4.33m x 3.73m)

Kitchen 18'5" x 15'0" (5.62m x 4.59m)

Dining Room 12'2" x 8'8" (3.73m x 2.66m)

Bedroom 1 14'1" x 9'6" (4.31m x 2.92m)

Bedroom 2 12'1" x 8'9" (3.69m x 2.68m)

Bedroom 3 10'8" x 7'4" (3.27m x 2.26m)

Bathroom 10'8" x 5'8" (3.27m x 1.73m)

Extras

All blinds, light fittings, floor coverings and integrated appliances are included within the sale. Any other items are by separate negotiation.

Key Info

Home Report Valuation: £195,000

Total Floor Area: 110m2 (1185 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: B - £1506.83 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

