



"Morar", Manse Road

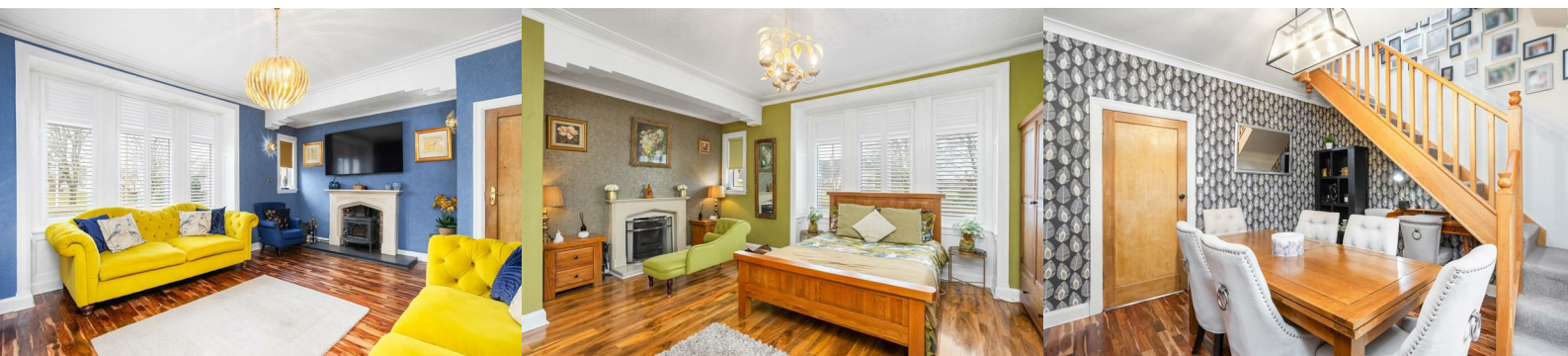
Whitburn, EH47 0DQ

Fixed Price £365,000



FIXED PRICE £15K BELOW HR VALUATION We are delighted to present to the market "Morar", a deceptively spacious detached property set close to the heart of Whitburn and offering a stunning home for a multi-generational family. Offering a space rarely found in today's modern builds, the accommodation extends to over 2100 sqft, providing versatility for a range of buyer requirements and comprising a tasteful renovation that sympathetically blends period charm with contemporary style.

The central location within the town is ideally suited for both families and commuters, with nursery, primary and secondary schooling all found within short walking distance of the property doorstep. An M8 connection at Heartlands Services provides an easy link throughout the main commuter hub of the central belt, with Whitburn benefiting from an equi-distant location to both Edinburgh and Glasgow. Two miles to the north and conveniently linked by cycle path from the town lies Armadale train station, where a regular service will further appeal to those travelling throughout the region for work.



Client Comments

"This has been a wonderful family home - very peaceful and warm. We love the area, its a community and very inclusive. The house gives space like no other new build or majority of homes on the market, giving lots of space to allow great entertainment with family and friends."

Description

Dating almost 100 years in age, this property is a special home that is to be shared with friends and family with the current owners carefully crafting a modern residence that blends effortlessly with the period characteristics expected in a property of this age. Sited on a generous plot with excellent off-road parking space and a gated entrance, period features are aplenty from first impression. Internally the property has been extended into the former attic and at the rear, offering a range of extra living and bedroom space that is perfect for a large family or those looking for room to grow. Two sizeable ground floor bedrooms are perfect for a teenager in search of their own space or an elderly relative in search of independent living, with an en-suite cloakroom found to the rear and a fully refurbished shower room to the lower level to allow everyday convenience.

A welcoming entrance vestibule leads into an impressive main hallway, with the master bedroom and the elegant main living room featuring bay windows to the front and wood-burning stoves for setting a cosy winter atmosphere. A dining room exudes sophistication and is perfect for hosting family gatherings, with double doors leading into the fitted kitchen meaning the chef is never far from the party. At the rear is a sun-room overlooking the garden, ideal for enjoying a morning coffee or a further space to relax with the family. A staircase via the dining room leads to the upper level, where 3 further double bedrooms can be found, offering ample space for family, guests or a home office with each carefully designed with comfort in mind. Fitted wardrobes can be found to 2 of the bedrooms, whilst good walk-in storage cupboards are available off the landing. A family bathroom comprises 3 piece suite with overhead mixer shower, providing washing facilities on both levels of the home.

Externally the property enjoys a generous plot with well-manicured garden grounds, ideal for outdoor dining, relaxation or children's play. A driveway to the front and side has hosted as many as 7 cars in the past, with a semi-detached garage with the neighbouring property providing further parking or storage potential. A summer-house within the rear garden provides a further outdoor entertainment area to enjoy all year round.

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.

Vestibule 5'1" x 5'10" (1.82m x 1.79m)

Entrance Hall 20'2" x 9'3" (6.15m x 2.83m)

Living Room 17'3" x 15'1" (5.28m x 4.60m)

Dining Room 12'9" x 12'7" (3.90m x 3.86m)

Kitchen 15'5" x 11'1" (4.72m x 3.40m)

Sun Room 16'8" x 7'0" (5.10m x 2.15m)

Bedroom 1 17'4" x 16'0" (5.30m x 4.88m)

Bedroom 2 17'6" x 13'10" (5.35m x 4.23m)

WC 5'8" x 3'5" (1.74m x 1.06m)

Shower Room 8'9" x 6'10" (2.69m x 2.09m)

Upper Hall 14'7" x 11'1" (4.47m x 3.40m)

Bedroom 3 21'7" x 9'10" (6.58m x 3.02m)

Bedroom 4 11'10" x 11'6" (3.62m x 3.53m)

Bedroom 5 12'7" x 9'0" (3.85m x 2.76m)

Bathroom 10'7" x 6'6" (3.23m x 2.00m)

Extras

All blinds, light fittings (with exception of living room, hall, kitchen and vestibule fittings), floor coverings, integrated oven/hob and summerhouse included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £380,000

Total Floor Area: 197m2 (2120 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 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.

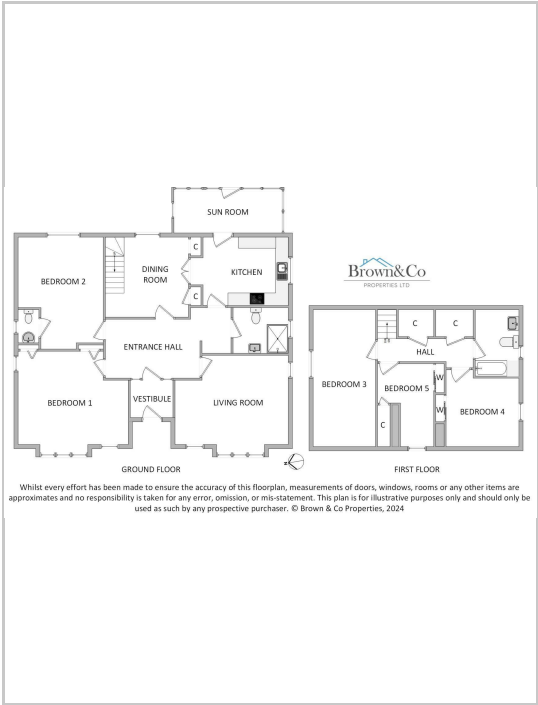
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Area Map



Floor Plans



Energy Efficiency Graph

