



39 Gateside Road

Whitburn, EH47 0NQ

Offers over £170,000



Located within a popular area that is ideal for a young family, this extended 3 bedroom terraced property is well suited to first time buyers or owners looking to move up the property ladder. Gateside Road lies within the western area of the town and is a short walk from a choice of 2 primary schools, with secondary schooling also available elsewhere in the town. The property is a perfect base for commuting professionals, with Whitburn enjoying an equi-distant position along the M8 corridor for travel to Edinburgh and Glasgow, with junction 4a at Heartlands found in minutes drive. The property is also well placed for the good local town walks, with cycle track spanning the length of the town found at the top of the street that also links to nearby Polkemmet Country Park, which is a sprawling attraction for all to enjoy.



Description

The property offers almost 1000 sqft of accommodation that includes an extension to the rear, housing a spacious fitted kitchen that flows into a dining area for hosting everyday family meals, meaning the chef can keep a close eye on children eating. A spacious living room is ideal for everyday unwinding, with windows to the front and rear to allow lots of natural light. On the upper level are the 3 bedrooms that all benefit from fitted storage space, with 2 larger doubles and a smaller single that would be well suited as a nursery or home office to meet hybrid working requirements. The family bathroom comprises a 3 piece suite with electric shower mounted above the bath. The loft area is partly floored and features handy dropdown ladder for easy access, whilst further storage space can be found on the ground floor. Gas central heating and double glazing throughout offer everyday practical comfort, with a new composite front door installed in the recent past and a new Worcester combi boiler fitted in 2022. A driveway has been formed within the front garden area to allow off-street parking, whilst the property enjoys a garage within the rear garden to provide additional parking and storage, with access via an adjacent shared parking area to the side. The enclosed rear garden is slabbed with a decked terrace and is a blank canvas for the new owner to develop and make 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 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.

Entrance 10'4" x 8'2" (3.15m x 2.50m)

Living Room 18'10" x 11'10" (5.75m x 3.62m)

Kitchen 12'2" x 10'6" (3.71m x 3.22m)

Dining Room 10'2" x 9'8" (3.10m x 2.95m)

Upper Hallway 10'5" x 5'6" (3.20m x 1.70m)

Bedroom 1 13'5" x 8'7" (4.10m x 2.62m)

Bedroom 2 11'9" x 10'2" (3.60m x 3.10m)

Bedroom 3 9'6" x 7'0" (2.90m x 2.15m)

Bathroom 6'2" x 5'10" (1.90m x 1.80m)

Extras

All blinds, light fittings, floor coverings and integrated kitchen appliances included in the sale. Any additional items and HIVE remote heating controls by separate negotiation.

Key Info

Home Report Valuation: £175,000

Total Floor Area: 92m² (990 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: C

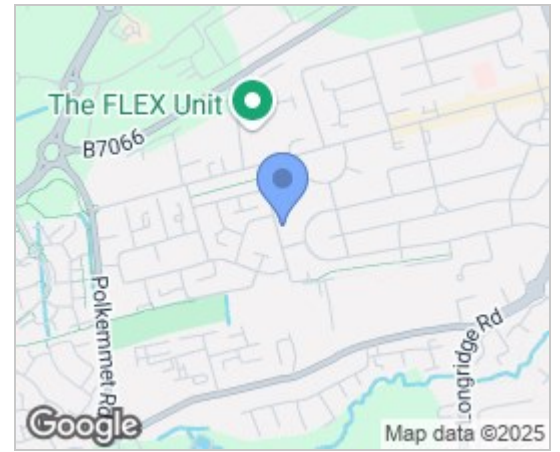
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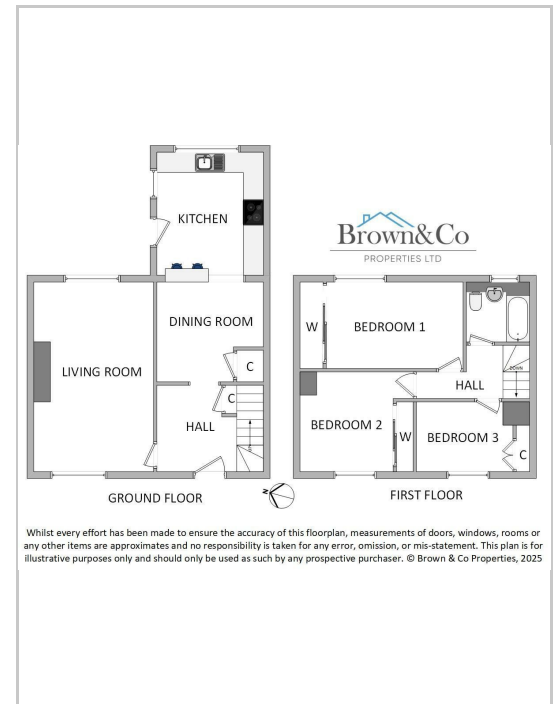
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Area Map



Floor Plans



Energy Efficiency Graph

