



## 36 Armadale Road

Whitburn, EH47 0EX

**Fixed Price £85,000**



Set close to the centre of Whitburn, this 2 bedroom upper villa flat offers good potential for buyers entering the property market for the first time. Armadale Road is the northern spur of Whitburn Cross, where a range of shops and amenities can be found to cater for everyday requirements. For those with a family, the town boasts a selection of schools for all ages and can all be easily located in short walking distance from the property doorstep. Buyers commuting for work are sure to enjoy the easy access to the M8 motorway, offering convenient travel given Whitburn's handy position within the central belt. For those a little more active, a 2 mile walk to the north via a cycle path will lead to Armadale train station, where a regular service provides an additional link to Edinburgh and Glasgow.



Description

The property itself offers potential for the incoming new owner to lay down their own decorative mark and benefits from an upgrade to the kitchen and bathroom in the recent past. The kitchen offers a range of storage cabinets and integrated oven and hob, whilst the bathroom comprises a 3 piece white suite and low maintenance wet wall panels. Two double bedrooms are ideal for blending family living or home working arrangements, with a good sized main living room perfect for everyday relaxation. Gas central heating and double glazing are additional practical features, with fitted storage available from each bedroom or by potentially utilising the attic space. Externally the property enjoys a section of the rear garden for private use, offering potential to landscape or add an outbuilding. Free parking can be found on-street to the front, whilst a short walk to the town centre will find connections for bus services.

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.

Hallway 21'4" x 3'2" (6.51m x 0.98m)

Living Room 14'7" x 11'11" (4.45m x 3.65m)

Kitchen 10'10" x 9'5" (3.32m x 2.89m)

Bedroom 1 12'7" x 10'10" (3.85m x 3.31m)

Bedroom 2 12'7" x 8'0" (3.85m x 2.44m)

Bathroom 8'1" x 4'11" (2.47m x 1.51m)

Key Info

Home Report Valuation: £85,000  
Total Floor Area: 66m2 (710 ft2)  
Parking: On-Street  
Heating System: Gas  
Council Tax: A - £1291.57 per year  
EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

