



6 Loch Awe Way

Whitburn, EH47 0RJ

Offers over £139,950



Quietly set within this established and family friendly area of Whitburn, this 2 bedroom semi-detached property offers an excellent choice for a range of buyer motivations. Located in a cul-de-sac on Loch Awe Way, the property is an ideal base for those with a family, with both a primary and secondary school found in short walking distance. Similarly, the range of everyday amenities that the town has to offer are also within easy reach, with the town boasting an equi-distant position to Edinburgh and Glasgow along the M8 corridor to appeal to commuting professionals. Whitburn has seen extensive growth in recent years with the exciting Heartlands development, bringing a range of new housing stock and national retailers to the area with further new shops and services planned for the years ahead.



Description

The property offers a well-proportioned footprint of 900 sqft, with good living space to suit a variety of needs. Formerly a 3 bedroom, the ground floor bedroom has been adapted to offer a dining room that is open plan from the kitchen, with the addition of a conservatory to the rear. This could easily be returned to a bedroom if preferred. The living room offers a comfortable space for everyday relaxing, whilst the fitted kitchen is equipped with a range of storage cabinets and space for all the essential appliances. The bathroom is also to the ground floor and comprises a 3 piece suite, allowing everyday convenience and suiting those with mobility issues. To the upper level are the 2 double bedrooms, both good sizes for a couple or young family to grow with good fitted storage space available to each. Externally the property enjoys a spacious plot, with garden grounds available at the front and rear, with the rear garden a nice spot for soaking up the best of the sunny weather. Parking spaces can be found on-street from the rear garden gate.

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 14'5" x 13'3" (4.41m x 4.05m)

Kitchen 16'2" x 8'0" (4.95m x 2.44m)

Dining Room 13'1" x 9'2" (3.99m x 2.81m)

Conservatory 10'9" x 9'4" (3.29m x 2.86m)

Bathroom 6'6" x 5'6" (1.99m x 1.70m)

Bedroom 1 12'9" x 10'7" (3.90m x 3.25m)

Bedroom 2 15'1" x 8'7" (4.62m x 2.64m)

Extras

All blinds, curtains, light fittings, floor coverings and kitchen appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £140,000
Total Floor Area: 83m2 (900 ft2)
Parking: Shared
Heating System: Gas
Council Tax: B - £1506.83 per year
EPC: D

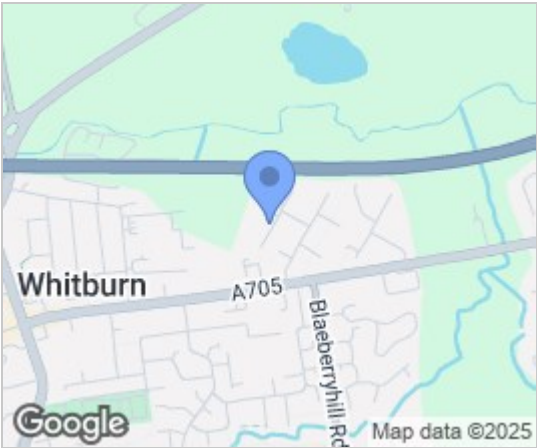
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Area Map



Floor Plans



Energy Efficiency Graph

