



77 Kepscaith Road

Whitburn, EH47 8JD

Offers over £195,000



Located within this popular private development on the southern outskirts of Whitburn, this 3 bedroom semi-detached property poses a perfect choice for a first time buyer or a growing young family. Kepscaith Road is a seldom available part of the town and is ideally placed for commuting professionals given the close proximity to the the M8 motorway. Rail travel is available in neighbouring Armadale, which is conveniently linked by cycle path from Whitburn to the north. Those with young children will benefit from a range of schooling for all ages available within the town, whilst the town centre provides a range of shops and facilities to perfectly cater for everyday needs. The exciting Heartlands development is to the west, where a range of national retailers and food outlets are open with more to come in the near future.



Client Comments

"A lovely quiet area with great walks for dogs. Great access to motorways, rail and amenities within 5-10 minutes of the home location. The neighbours have been the best part of living here, they have been kind and supportive and welcoming. Sharing stories, helping in our absence with bins to offering home grown veggies and being kind to our animals it have been a wonderful place to live in the last 3 years."

Description

Offering almost 900 sqft of accommodation, the property is a well-proportioned home that is ready for the new owner to move in and enjoy. A good sized main living room offers a comfortable space to relax and unwind, with the benefit of a conservatory added to the rear to offer an additional living space to share with friends and family. A spacious kitchen offers an excellent range of wall and base storage cabinets, with a breakfast bar perfect for hosting everyday meals. All of the white goods will remain as a part of the sale, perfectly assisting those buying their first home. On the upper level are the 3 bedrooms, with 2 doubles and a smaller single room that would be ideal for a nursery or study area for those working from home. A shower room with 3 piece suite featuring a mixer shower within the quadrant enclosure if available, this previously housed a bath and can be adapted if desired. Externally there is a driveway that allows off-street parking to the front and side, providing space for up to 3 cars. A detached garage is to the rear and whilst it is not possible for a car to be parked here, this offers excellent storage options or potential for a workshop for those in a trade. The enclosed rear garden features patio and lawn, providing an ideal space to relax and enjoy the morning and afternoon sunshine.

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 5'7" x 2'9" (1.71m x 0.86m)

Living Room 16'2" x 14'9" (4.95m x 4.50m)

Kitchen 16'2" x 10'11" (4.95m x 3.33m)

Conservatory 12'10" x 9'3" (3.92m x 2.82m)

Upper Hall 9'0" x 6'7" (2.75m x 2.03m)

Shower Room 6'7" x 6'5" (2.02m x 1.97m)

Bedroom 1 14'1" x 9'3" (4.31m x 2.82m)

Bedroom 2 10'1" x 9'2" (3.08m x 2.81m)

Bedroom 3 10'6" x 6'8" (3.22m x 2.05m)

Extras

All blinds, ceiling light fittings, mirrors, floor coverings and white goods included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £200,000

Total Floor Area: 81m2 (875 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1937.35 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.

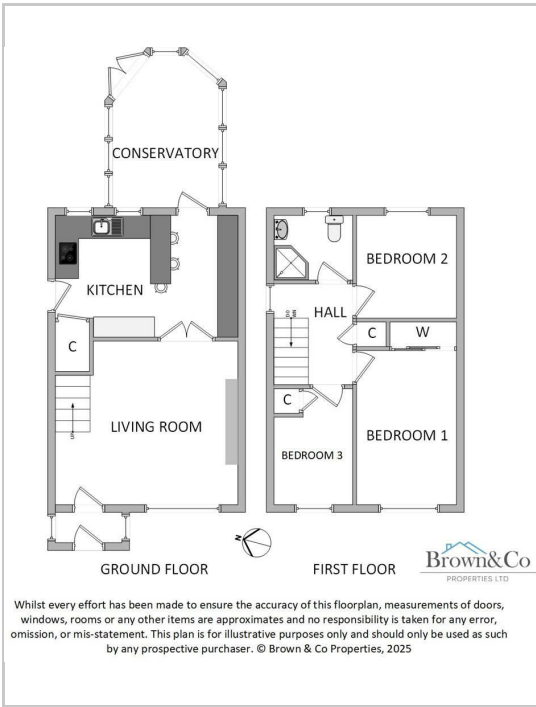
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Area Map



Floor Plans



Energy Efficiency Graph

