



7 Almond Square

East Whitburn, EH478EU

Offers over £144,000



CLOSING DATE: WED 9TH APRIL AT 12 NOON We are delighted to present to the market this 2 bedroom semi-detached bungalow, located within rarely available Almond Square in the sought after village of East Whitburn. This peaceful cul-de-sac is an established residential area of the village and is handy for use of the nearby convenience store and bus links. Those travelling throughout the wider area will enjoy an access point onto the M8 motorway, whilst the neighbouring town of Whitburn offers a wider range of shops, recreation and educational amenities. The area is surrounded by scenic countryside, with excellent woodland walks on the doorstep for those keen to explore the area or exercise with furry friends.



Description

The property itself offers comfortable accommodation over 1 level that is perfect for buyers starting out or downsizing to adjust their living arrangements. A spacious main living room offers ideal space to relax and host family gatherings, with ample room for dining to accommodate everyday meals if desired. The fitted kitchen is equipped with a range of wall and base storage units alongside space for all the essential appliances. A shower room is adapted and features a 3 piece suite, with mixer shower available within a quadrant enclosure. Two double bedrooms are perfect for those with children or looking to have a spare room for guests, with fitted storage space available to each room. Gas central heating via a Worcester combi boiler and double glazing throughout provide further practical comfort, whilst the property benefits from a freshly harled exterior to assist with maintenance. The front garden area is laid to monoblock paving and there is a driveway to the side allowing parking space for up to 3 vehicles. A detached single car garage to the rear offers further parking or workshop potential, with the enclosed garden ideal for soaking up the afternoon and evening sunshine

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

- Hallway 9'0" x 8'3" (2.75m x 2.52m)
- Living Room 19'7" x 13'5" (5.98m x 4.09m)
- Kitchen 10'0" x 8'11" (3.07m x 2.72m)
- Bedroom 1 11'6" x 11'0" (3.53m x 3.37m)
- Bedroom 2 10'11" x 10'0" (3.33m x 3.07m)
- Shower Room 6'7" x 5'5" (2.02m x 1.66m)

Extras

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

Key Info

Home Report Valuation: £145,000
Total Floor Area: 71m2 (765 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: A - £1291.57 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.

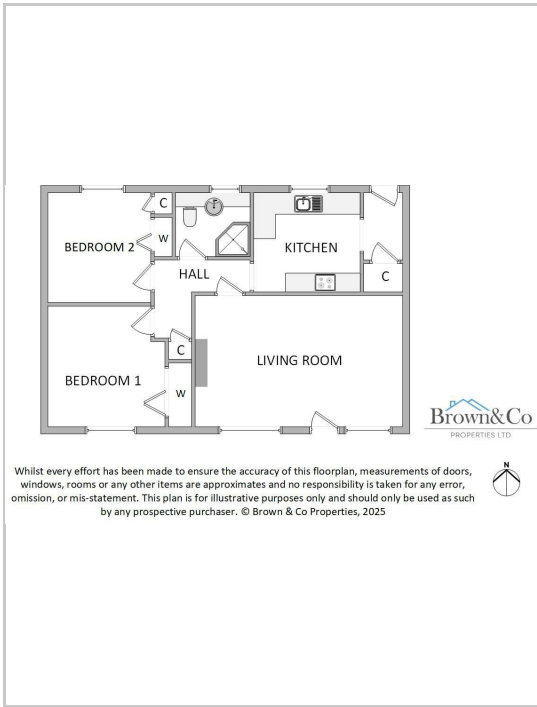
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Area Map



Floor Plans



Energy Efficiency Graph

