



6 Manse Avenue

Whitburn, EH47 0BB

Offers over £158,000



We welcome to the market this freshly upgraded 3 bedroom end terraced property in Whitburn, offering sizeable accommodation that is ready for the new owner to move in with ease. Set on Manse Avenue, the property is a short walk back to the town centre where a range of shops and amenities perfectly assists with daily needs. Those with a young family will benefit from a selection of schooling for all ages within easy walking distance proving this to be a perfect base for a buyer looking to put down roots. Whitburn enjoys an equi-distant position to Edinburgh and Glasgow along the M8 corridor and features connections to the motorway at opposite ends of the town. Armadale train station can be found 2 miles to the north and is handily accessible by cycle path from the town centre.



Description

The property itself is offered to the market in turn-key condition throughout, with a fresh neutral palette allowing the new owner to lay down their own mark. Generous room sizes are within a spacious footprint of 1000 sqft, with 3 large double bedrooms well equipped for a growing family and featuring fitted wardrobes and plush carpet flooring to each. Excellent storage elsewhere within the property can be found on both levels, with a good sized attic area providing further storage potential or scope to convert subject to necessary consents. On the ground floor is a comfortable main living room that is well suited for everyday relaxing. A fitted kitchen features a range of storage cabinets alongside a brand new integrated oven and a washing machine that will remain with the sale. An adjacent utility and pantry offers further everyday storage space with a gas fired combi boiler available within the pantry. The bathroom features a 3 piece white suite with the addition of an electric shower mounted above the bathtub. Externally, the property occupies a good sized plot, with scope to form a driveway subject to planning in the area to the side, that could comfortably fit a handful of vehicles. The west facing rear is a sun-trap during the summer months and includes a lawn and slabbed patio area that is ready for the new owner to develop.

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.

- Lower Hallway 9'10" x 6'6" (3.02m x 2.00m)
- Living Room 14'8" x 13'0" (4.49m x 3.97m)
- Kitchen 10'4" x 7'9" (3.16m x 2.38m)
- Utility Room 5'11" x 4'9" (1.82m x 1.47m)
- Upper Hallway 6'4" x 4'3" (1.94m x 1.30m)
- Bedroom 1 15'3" x 10'0" (4.67m x 3.05m)
- Bedroom 2 13'0" x 9'11" (3.97m x 3.03m)
- Bedroom 3 11'11" x 9'9" (3.65m x 2.99m)
- Bathroom 6'6" x 5'10" (1.99m x 1.80m)

Extras

All blinds, light fittings, floor coverings, washing and integrated oven/hob included in the sale. All other smaller items will be removed prior to sale.

Key Info

- Home Report Valuation: £160,000
- Total Floor Area: 93m2 (1000 ft2)
- Parking: On-Street
- Heating System: Gas
- Council Tax: B - £1506.83 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.

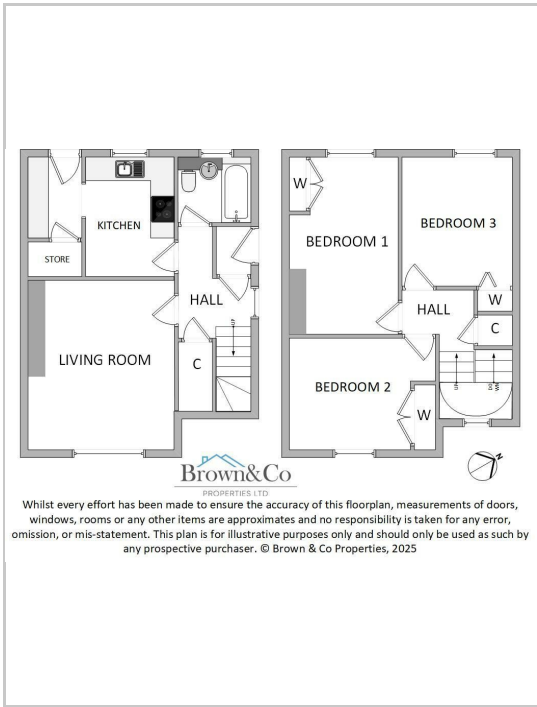
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Area Map



Floor Plans



Energy Efficiency Graph

