



45 Raeburn Crescent

Whitburn, EH47 8HQ

Fixed Price £115,000



We welcome to the market this sizeable upper floor maisonette, offering an excellent choice for buyers looking to enter the property market. Located in the popular Croftmalloch area of Whitburn on Raeburn Crescent, this generous home is an ideal choice for a couple or young family looking for a home that represents good value for the floor space on offer. The area is an established location to the south of the town centre and enjoys easy access to nearby Croftmalloch primary school and nursery, whilst a nearby choice of supermarkets aids everyday convenience. Those travelling throughout the wider central belt will benefit from a junction to the M8 at Heartlands Services, whilst a train station can be found in neighbouring Armadale to offer a regular commuter link to Edinburgh and Glasgow.



Client Comments

"This has been a fantastic property to stay in with having a toddler, the community centre being a 2 minute walk allows for them to be entertained with softplay and child classes. There is also the local school and nursery right beside the property. We have great transport links and access to 2 well stocked supermarkets a 2 minute walk away."

Description

Comprising almost 900 sqft of accommodation, the property offers a deceptively spacious home for the discerning new owner. A recent upgrade to the building includes the provision of a new roof and render finish, offering a maintenance free exterior and fresh kerb appeal. Internally the property enjoys good sized rooms across 2 levels, with the upper floor offering 2 double bedrooms with good storage utilised within the eaves. The lower level offers an additional double bedroom that offers a multi-purpose for a family, dining area or study for those working from home. The generous main living room is a comfortable space for everyday relaxation, whilst the fitted kitchen is equipped with a range of sleek storage cabinets and space for all the essential appliances. A shower room includes a contemporary 3 piece suite, with level access enclosure housing a mixer shower. Further excellent storage potential is available from a couple of cupboards off the entrance hallway. A shared car park is to the front of the building to offer a handy selection of parking spaces close to the property. The property shares the drying green with the neighbouring residents, whilst a small patio area to the rear is private to the property and perfect for enjoying the afternoon and evening sunshine. A selection of walking routes surround the property, easily linking to the local amenities and town centre.

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 13'8" x 11'9" (4.18m x 3.60m)

Kitchen 13'8" x 9'8" (4.18m x 2.96m)

Shower Room 6'5" x 5'9" (1.98m x 1.76m)

Bedroom 1 15'6" x 10'6" (4.74m x 3.22m)

Bedroom 2 11'1" x 9'6" (3.39m x 2.90m)

Bedroom 3 10'1" x 9'8" (3.08m x 2.96m)

Extras

All blinds, light fittings, floor coverings, fridge-freezer and 2 x radiator covers included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £115,000
Total Floor Area: 82m2 (885 ft2)
Parking: Shared Car Park
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: D

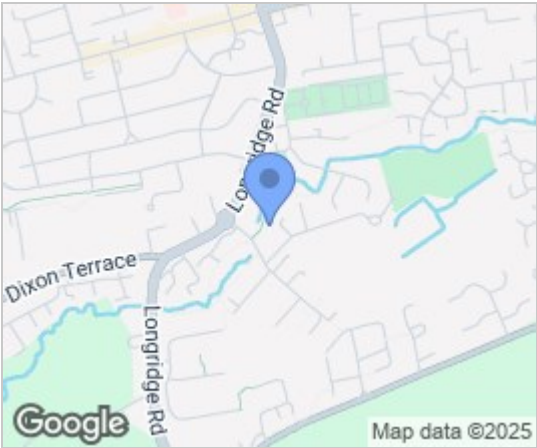
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Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. 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

