



8 Dick Gardens

Whitburn, EH47 0BN

Offers over £130,000



Set within an established area of Whitburn with long standing neighbours within the vicinity, this mid terraced property poses an ideal choice for buyers in search of their first time home. Dick Gardens is a short walk from the traditional town centre, where a range of shops and everyday facilities can be found. Schooling for all ages is well catered for in the town, with 2 nearby primary schools available in minutes walk from the property doorstep. Whitburn represents an excellent choice for commuters, with an M8 connection at Heartlands offering convenient travel throughout the central belt, further enhanced by a train link from neighbouring Armadale. Great walking routes are easily accessible from the property, with the popular "Town Walk" running the length of the town and leading out to the much loved Polkemmet Country Park.



Description

The property itself is a well-proportioned home that is well suited to a couple or young family starting out on the property ladder. Two double bedrooms are available, with the larger front bedroom currently split to offer 2 single rooms that would be ideal for a child or accommodating a home study. This can easily be reverted by removing the stud partition if preferred. The further double bedroom includes fitted wardrobes to offer good storage space, with the attic area floored to provide an additional storage option. The family bathroom comprises a 3 piece white suite, with wall mounted mixer shower connected to the taps below. The living room is a comfortable space for everyday relaxing or hosting family gatherings, whilst the fitted kitchen is equipped with a range of cabinets and space for all the essential appliances. A porch at the rear is valuable addition for extra storage or to assist with those with pets, leading out to the sizeable rear garden which enjoys patio and lawn for enjoying the summer weather. The front garden area is laid with monoblock paving and enclosed by boundary wall with and with consent from the local authority could be adapted to allow off-street parking. Gas central heating and double glazing throughout provide further practical comfort, with the windows and external doors renewed in 2021.

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 18'8" x 11'1" (5.69m x 3.39m)

Kitchen 9'8" x 8'11" (2.95m x 2.73m)

Conservatory 9'0" x 6'5" (2.75m x 1.98m)

Bedroom 1 15'0" x 8'5" (4.59m x 2.58m)

Bedroom 2 9'8" x 9'5" (2.95m x 2.88m)

Bathroom 5'8" x 5'7" (1.74m x 1.71m)

Extras

All blinds, curtains, floor coverings, light fittings, fridge, freezer and tumble dryer included in the sale.

Key Info

Home Report Valuation: £135,000

Total Floor Area: 74m2 (800 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

