



54 Union Road

Whitburn, EH47 0AP

Fixed Price £85,000



Located close to the town centre of Whitburn and offering accommodation that would be ideal for first time buyers or those looking to downsize for single level living, this 1 bedroom lower villa flat is offered to the market with no onward chain. Found on Union Road just a short walk from West Main Street, the property offers an ideal base for buyers commuting throughout the central belt with the town enjoying its own access to the M8 motorway. A range of shops and services can be found within easy reach of the property, including the local Health Centre and Xcite Leisure Centre whilst the exciting Heartlands development at the west of the town continues to bring national retailers and food outlets to the area.



Description

The property provides a space well suited to a single buyer or couple and comprises a double bedroom, well-proportioned living room, a fitted kitchen and a wet-floor shower room. Fitted storage space can be found in the hallway and from the bedroom, with the property decorated in neutral tones to offer a blank canvas for the incoming new owner to lay down their mark. The fitted kitchen includes a handy selection of cabinets for essential requirements and offers space for a table for everyday meals, whilst appliances will remain as a part of the sale. Gas central heating and double glazed windows allow practical comfort, whilst the exterior of the building has been upgraded with a new roof and render in recent years. For the keen gardener, the property enjoys well manicured garden grounds to the front and rear with parking spaces found on-street outside the garden gate. A little creativity and local authority consent should provide potential to form a driveway to the front garden if desired.

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.

Hallway 11'2" x 6'7" (3.41m x 2.03m)

Living Room 14'7" x 12'4" (4.46m x 3.77m)

Kitchen 11'2" x 10'9" (3.41m x 3.28m)

Bedroom 12'5" x 10'1" (3.79m x 3.08m)

Shower Room 6'11" x 4'4" (2.11m x 1.33m)

Extras

All blinds, floor coverings, light fittings and kitchen appliances included in the sale.

Key Info

Home Report Valuation: £85,000
Total Floor Area: 56m² (605 ft²)
Parking: On-Street
Heating System: Gas
Council Tax: A - £1410.56 per year
EPC: C

Disclaimer

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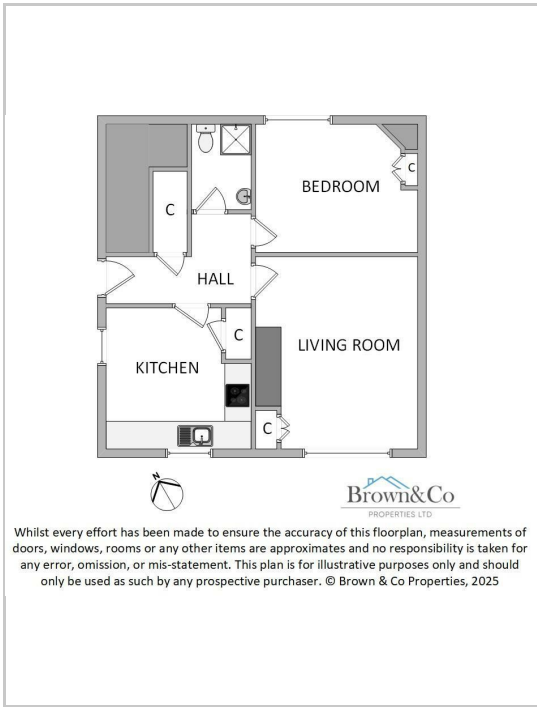
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Area Map



Floor Plans



Energy Efficiency Graph

