



3 Lomond Crescent

Whitburn, EH47 0EG

Offers over £129,950



Located within a popular area of Whitburn, this 2 bedroom semi-detached property poses an ideal choice for buyers looking to enter the property market for the first time. Lomond Crescent is an established residential area of the town and is a short walk from the traditional town centre, where a range of shops and facilities perfectly cater for everyday needs. Nearby King George V playpark is ideal for a morning walk or to entertain children, with further walking and cycling routes linking throughout the town and area. Commuters will enjoy Whitburn's position along the M8 corridor, with a junction at Heartlands Services allowing easy transport throughout the central belt. For those with a family, Whitburn offers a choice of schooling for all ages all within easy reach of the property doorstep.



Description

The property is a much loved home that has been within the current owners family since built and is presented to the market for the very first time. Two double bedrooms offer comfortable space for a couple or those with a young family, with fitted wardrobes and a cupboard found to bedroom 1. A floored attic allows further storage or conversion potential, with handy drop down ladder installed for easy access. The living room is a good size for everyday unwinding, whilst a fitted kitchen to the rear comprises a range of storage cabinets with space for including all the essential appliances. A contemporary shower-room includes a 3 piece suite, but this could easily be returned to a bathroom if preferred. Gas central heating and double glazing are available throughout, with a new boiler installed in 2020. The property enjoys a driveway to the front to allow off-street parking for 1 car, whilst gardens to the front and rear have been conveniently landscaped with easy maintenance in mind. The south facing rear features a slabbed patio and a decked terraced to make the most of the sunny weather.

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.

Entrance Hall 4'8" x 3'9" (1.43m x 1.15m)

Living Room 14'7" x 13'1" (4.45m x 4.01m)

Kitchen 12'9" x 6'10" (3.91m x 2.10m)

Upper Hall 6'2" x 5'10" (1.90m x 1.79m)

Bedroom 1 11'5" x 10'2" (3.49m x 3.10m)

Bedroom 2 11'9" x 9'11" (3.60m x 3.04m)

Shower Room 5'10" x 5'3" (1.79m x 1.61m)

Key Info

Home Report Valuation: £130,000
Total Floor Area: 67m2 (725 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: D

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

