



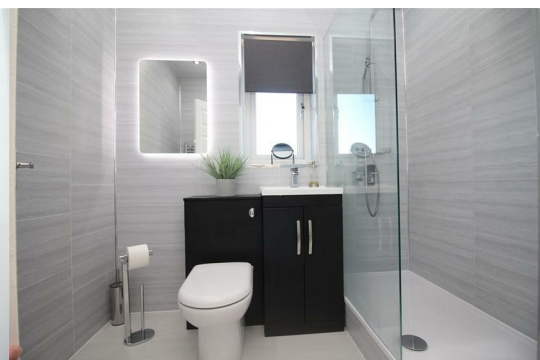
51 Lomond Crescent

Whitburn, EH47 0EG

Offers over £144,000



Located within a sought after residential location that is close to the centre of Whitburn, this 2 bedroom semi-detached property offers an ideal choice for buyers in search of their first time home. Lomond Crescent is a established street that has long proved popular with homeowners of all ages and offers the perfect base for those looking for a peaceful setting that is handy for the nearby transport links and amenities. Whitburn town centre is a short walk away, where a range of shops and services can be found to meet daily requirements. A selection of schooling for all ages is similarly found in easy walking distance, with nearby King George V playpark perfect for dog walkers or children to enjoy. Whitburn benefits from an equidistant position to Edinburgh and Glasgow with an M8 junction at nearby Heartlands Services available within a few minutes drive.



Description

The property itself is tastefully presented throughout and offered to the market in ready move-in condition with the convenience of no onward chain at the sellers end. Two double bedrooms are comfortable for a couple or young family, with space to the front room for storage or building customised wardrobes. Some properties within the area have utilised the attic space to convert and offer additional storage or a bedroom, with potential here subject to the necessary consents. The good sized main living room is perfect for relaxing after a busy day, with a fitted kitchen equipped with a range of storage cabinets and space for all the essential appliances. A new shower room was fitted recently, offering a stylish suite with sleek wet wall panels and a chrome mixer shower. Gas central heating and double glazing throughout offer additional practical comfort. The property benefits from tidy garden grounds to the front and rear, with a decked terrace at the rear ideal for soaking up the afternoon and evening sunshine. A range of shared parking spaces can be found opposite the property proving handy for buyers with more than 1 car.

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 3'10" (1.44m x 1.18m)

Living Room 14'6" x 13'2" (4.44m x 4.03m)

Kitchen 16'6" x 7'1" (5.05m x 2.17m)

Upper Hall 6'2" x 6'0" (1.88m x 1.84m)

Bedroom 1 16'6" x 9'11" (5.05m x 3.03m)

Bedroom 2 11'10" x 10'1" (3.63m x 3.08m)

Shower Room 7'4" x 5'3" (2.26m x 1.62m)

Extras

All blinds, light fittings, curtains, curtain poles and washing machine included in the sale.

Key Info

Home Report Valuation: £145,000
Total Floor Area: 68m2 (735 ft2)
Parking: On-Street & Shared Bays
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: C

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

