



26 Polkemmet Road

Heartlands, Whitburn, EH47 0NZ

Offers over £178,000



Located in the sought after Heartlands development at the west of Whitburn, this tastefully presented 2 bedroom terraced property offers an excellent choice for first time buyers or those looking to right size their living arrangements. Polkemmet Road is ideally situated for commuters and benefits from access to the M8 motorway within very short driving distance, proving this to be a perfect choice for those working in the larger towns and cities throughout the central belt. The expanding estate has seen huge buyer demand in the recent years and features a recently opened neighbourhood centre with supermarket for everyday convenience, whilst a range of national retailers and food outlets can be found in the vicinity. A 10 minute walk from the property itself will lead to Polkemmet Park, a sprawling country estate that offers something for all to enjoy.



Client Comments

“What I’ve really enjoyed about living here is the natural light - the sun comes through both the front and back of the home. It’s a cosy and comfortable place to live, in a friendly neighbourhood with good access to main roads and transport links.”

Description

Completed in 2014 by Taylor Wimpey, this “Andrew” style is a well-proportioned home that is ideally suited to couples or young families entering the property market. Offered in excellent condition throughout, the property is ready for the prospective new owner to move-in with ease with a number of tasteful upgrades carried out. Two double bedrooms are available to the first floor, with fitted wardrobes added to the bedroom at the front. The main living room offers comfortable space to relax and unwind, with french doors leading out to the rear garden and a cupboard for providing additional storage. The stylish fitted kitchen is equipped with a range of sleek cabinets, integrated fridge-freezer, oven and a storage larder that is perfect for everyday essentials. The family bathroom comprises a 3 piece white suite with chrome mixer shower installed over the bath, whilst a ground floor WC is an added benefit for daily convenience. The property enjoys a sunny, west facing rear garden with a decked terrace ideal for soaking up the afternoon and evening sun. Allocated and visitor parking can be found within the car park to the rear, whilst great walkways throughout the development can be easily accessed from the doorstep.

Location

The Heartlands is an exciting ongoing development that is one of the largest regeneration projects in Europe, transforming former mining ground into a vibrant community with a blend of residential and commercial facilities. Lying to the west of Whitburn, the location is well aided by access to the M8 motorway via junction 4a, proving extremely handy for those commuting throughout the central belt. A Service station enjoys food outlets with takeaway, whilst a neighbourhood centre includes a supermarket, takeaway and other everyday services. Education is well catered for in Whitburn with a choice of nursery and primary schooling, whilst secondary schools are in Whitburn and Blackburn. Excellent walks are available throughout the estate whilst Polkemmet Country Park with nine hole golf course, play park and owl centre can be found on the doorstep for those keen to explore the outdoors.

Living Room 12'7" x 11'5" (3.85m x 3.48m)

Kitchen 8'1" x 7'2" (2.47m x 2.20m)

WC 5'6" x 5'2" (1.70m x 1.60m)

Bedroom 1 12'7" x 11'2" (3.85m x 3.41m)

Bedroom 2 12'8" x 10'2" (3.88m x 3.12m)

Bathroom 7'0" x 5'7" (2.15m x 1.71m)

Extras

All blinds, floor coverings, light fittings, washing machine, integrated appliances, garden storage box and bunk bed included in the sale.

Key Info

Home Report Valuation: £180,000
Total Floor Area: 66m2 (710 ft2)
Parking: Allocated
Heating System: Gas
Council Tax: C - £1880.75 per year
EPC: C

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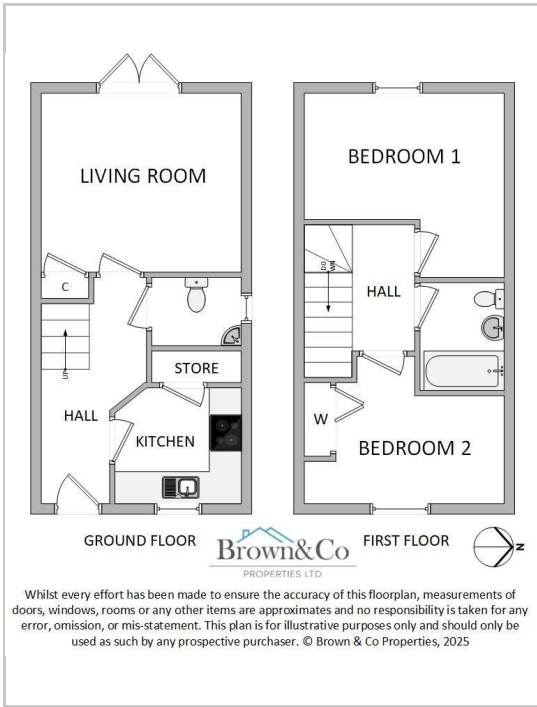
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Area Map



Floor Plans



Energy Efficiency Graph

